

Section 20: CD 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). (orig. 2-11-03)
2. Medium Density Residential (CD-MR). (orig. 2-11-03)
3. Office and Light Industrial (CD-O/LI). (orig. 2-11-03)
4. Small-Scale Retail (CD-RS). (orig. 2-11-03)
5. Medium-Scale Retail (CD-RM). (orig. 2-11-03)
6. Mixed Use (CD-MU). (orig. 2-11-03)

C. Subdistrict Regulations

1. Low Density Residential (CD-LR)
 - a. Intent and Purpose: To provide a low density residential area. (orig. 2-11-03)
 - b. Permitted Uses
 - (1) Single-family dwelling. (orig. 2-11-03)
 - (2) Group home for up to 8 aged persons not located within 750 feet of another such group home; state licensed group home for up to 8 developmentally disabled persons not located within 750 feet of another such group home; state licensed group home for up to 8 mentally ill persons not located within 750 feet of another such group home; or group home for aged or developmentally disabled persons. (orig. 2-11-03)
 - (3) Public park, Class I public recreation facilities in conjunction with a residential subdivision. (orig. 2-11-03)
 - (4) Water supply reservoir and irrigation canal. (orig. 2-11-03; am. 7-12-05)
 - c. Accessory Uses
 - (1) Accessory structures including: (orig. 2-11-03)
 - (a) Private garage. (orig. 2-11-03)
 - (b) One mini-structure as per the Accessory Uses Section of this Zoning Resolution. (orig. 2-11-03; am. 7-11-06)
 - (c) Storage shed. (orig. 2-11-03)
 - (2) Private building and kennel for housing dogs, cats and similar domesticated pets, but not including horses, cattle, sheep, goats, chickens, ducks, geese or other fowl. The maximum total number of dogs, cats and similar domesticated pets, which may be kept, shall be 3. Litters of puppies or kittens may be kept until weaned. (orig. 2-11-03)

- (3) Home occupations provided the requirements and conditions of the Board of Adjustment or the Home Occupations Section of this Zoning Resolution are met. (orig. 2-11-03; am. 7-11-06)
- (4) Those accessory uses as permitted in the Accessory Uses Section of this Zoning Resolution. (orig. 2-11-03; am. 7-11-06)

d. Special Uses

The following uses shall be permitted only upon review by the Planning Commission and approval by the Board of County Commissioners: (orig. 2-11-03)

- (1) Public library, public or private nonprofit museum. (orig. 2-11-03)
- (2) Telephone exchange, electric substation, including electric transmission and distribution lines or gas regulator station where no repair or storage facilities are maintained. (orig. 2-11-03)
- (3) Cable television reception substation. (orig. 2-11-03)
- (4) 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. (orig. 2-11-03)
- (5) Group, foster or communal home, residential treatment center, community residential home, home for social rehabilitation, assisted living residence, personal care 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 the state, if applicable, in which 7 or more residents who are not legally related live and cook together as a single housekeeping unit, and where such home or shelter is not located within 750 feet of another similar type home or shelter. (orig. 2-11-03; am. 5-25-04)
- (6) Group home for the aged, group home for the developmentally disabled, group home for 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 housekeeping unit, and where such home is not located within 750 feet of another similar type home. (orig. 5-25-04)
- (7) State licensed day-care center or preschool or nursery. (orig. 2-11-03; am. 7-12-05)
- (8) Adult day-care center. (orig. 2-11-03)
- (9) Class I or II commercial recreation facilities. Class II public recreation facilities. (orig. 2-11-03)

e. Lot and Building Standards

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	Front adjacent to arterial	Side	Side adjacent to arterial	Rear	Rear adjacent to arterial	From centerline of freeway
Dwelling	30 feet	30 feet	20 feet	30 feet	20 feet	30 feet	150 feet
Other Structure	30 feet	30 feet	20 feet	30 feet	20 feet	30 feet	150 feet

2. Medium Density Residential (CD-MR)

- a. Intent and Purpose: To provide a residential buffer area between low-density residential areas and higher intensity uses. (orig. 2-11-03)
- b. Permitted Uses
 - (1) All uses permitted in the Low Density Residential (CD-LR) subdistrict. (orig. 2-11-03)
 - (2) Two-family dwelling or duplex. (orig. 2-11-03)
 - (3) Multi-family dwelling. (orig. 2-11-03)
- c. Accessory Uses: All accessory uses permitted in the Low Density Residential (CD-LR) subdistrict. (orig. 2-11-03)
- d. Special Uses

The following uses shall be permitted only upon review by the Planning Commission and approval by the Board of County Commissioners: (orig. 2-11-03)

 - (1) All Special Uses listed in the Low Density Residential (CD-LR) subdistrict. (orig. 2-11-03)
- e. Lot and Building Standards

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 square feet							
Two-family dwelling or duplex		10,000 square feet							
Minimum Setbacks									
	Front	Front adjacent to arterial	Side	Side adjacent to arterial	Rear	Rear adjacent to arterial	Rear from alley	From common wall/interior lot line	From centerline of freeway
Single family	12 feet	30 feet	6 feet	30 feet	20 feet	30 feet	20 feet	N/A	150 feet
Two family or duplex	12 feet	30 feet	6 feet	30 feet	20 feet	30 feet	20 feet	0 feet	150 feet
Garages	18 feet	30 feet	6 feet	30 feet	18 feet	30 feet	6 feet	0 feet	150 feet
Multi-family or principal structure	20 feet	30 feet	20 feet	30 feet	20 feet	30 feet	6 feet	0 feet	150 feet

f. Orientation

Driveways for single-family and two-family dwellings and associated accessory structures may not access directly onto a principal or minor arterial street as designated on the Major Thoroughfare Plan. (orig. 2-11-03)

3. Office and Light Industrial (CD-O/LI)

a. Intent and Purpose: To provide areas for the development of low intensity business, professional offices, and related uses. (orig. 2-11-03)

b. Permitted Uses

- (1) Light manufacturing, processing or fabrication of commodities, except those uses that are listed as permitted uses or have impacts similar to permitted uses 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. (orig. 2-11-03)
- (2) Research and development facility. (orig. 2-11-03)
- (3) Business and professional offices. (orig. 2-11-03)
- (4) Medical and dental offices, clinics, emergency facilities, and hospitals. (orig. 2-11-03)
- (5) Laboratories, except those involved in any hazardous process or that emit noxious noise, dust, fumes or odor. (orig. 2-11-03)
- (6) Banks and other financial institutions. (orig. 2-11-03)
- (7) Other similar light industrial uses that are not more detrimental to the highest and best use of land permitted above. (orig. 2-11-03)

c. Accessory Uses

- (1) Construction trailers, not to exceed 2 years. (orig. 2-11-03)
- (2) 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 advertising shall be visible from outside the building. (orig. 2-11-03)

A commercial accessory use is one which meets all of the following criteria: (orig. 2-11-03)

- (a) Is subordinate to and serves the principal building or principal use. (orig. 2-11-03)
- (b) Is subordinate in area, extent, or purpose to the principal building or principal use served. (orig. 2-11-03)
- (c) Contributes to the comfort, convenience or necessity of occupants of the principal building or principal use served. (orig. 2-11-03)
- (d) Is located in the same building as the principal use served. (orig. 2-11-03)

d. Lot and Building Standards (am. 10-31-06)

Maximum Height				
Hospitals	80 feet			
All other structures	60 feet			
Minimum Setbacks				
	From another building	From public right-of-way	From centerline of freeway	From common wall/interior lot line
All structures with flat roofs	50% of building height	50% of building height	150 feet	0 feet
All structures with pitched or hipped roofs	50% of building height minus the distance from the ridgeline to the roof's midpoint	50% of building height minus the distance from the ridgeline to the roof's midpoint	150 feet	0 feet

4. Small-Scale Retail (CD-RS)

a. Intent and Purpose: To provide small scale shopping facilities to support office uses and surrounding residential uses. (orig. 2-11-03)

b. Permitted Uses

- (1) All uses permitted in the Office and Light Industrial (CD-O/LI) subdistrict except light manufacturing, processing or fabrication of commodities, and excluding those uses that are listed as permitted uses or have impacts similar to permitted uses in the Industrial-One, Industrial-Two or Industrial-Four districts. (orig. 2-11-03)
- (2) Retail shopping facilities. (orig. 2-11-03)
- (3) Convenience service establishments including, but not limited to, barber and beauty shops, cleaners, shoe repair shops and laundries. (orig. 2-11-03)
- (4) Specialty goods and services including, but not limited to, art galleries, plant store or nursery, pet stores, book stores, and drug stores. (orig. 2-11-03)
- (5) State licensed day-care center or large day-care home or preschool or nursery. (orig. 2-11-03)
- (6) Adult day-care center. (orig. 2-11-03)
- (7) Restaurants, including fast-food and carry-out facilities. (orig. 2-11-03)
- (8) Medical supply and drug stores. (orig. 2-11-03)

c. Accessory Uses

All accessory uses permitted in the Office and Light Industrial (CD-O/LI) subdistrict. (orig. 2-11-03)

d. Special Uses

The following uses shall be permitted only upon review by the Planning Commission and approval by the Board of County Commissioners: (orig. 2-11-03)

- (1) All Special Uses listed in the Office and Light Industrial (CD-O/LI) subdistrict. (orig. 2-11-03)

- (2) Light manufacturing, processing or fabrication of commodities, except those uses that are listed as permitted uses or have impacts similar to permitted uses 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. (orig. 2-11-03)
- (3) 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. (orig. 2-11-03)
- (4) Auto repair facilities with no more than 4 bay doors. 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. (orig. 2-11-03)

e. Lot and Building Standards

Maximum Size				
Office, light industrial, medical facility	none			
All other uses	24,000 square feet GFA per tenant			
Maximum Height				
Structures with flat roofs	35 feet			
Structures with pitched or hipped roofs	40 feet			
Hospitals and major medical facilities	60 feet			
Minimum Setbacks				
	From another building	From public right-of-way	From centerline of freeway	From common wall/interior lot line
All structures with flat roofs	50% of building height	50% of building height	150 feet	0 feet
All structures with pitched or hipped roofs	50% of building height minus the distance from the ridgeline to the roof's midpoint	50% of building height minus the distance from the ridgeline to the roof's midpoint	150 feet	0 feet

5. Medium-Scale Retail (CD-RM)

- a. Intent and Purpose: To provide medium-scale shopping facilities to support office uses and surrounding residential uses. (orig. 2-11-03)
- b. Permitted Uses
 - (1) All uses permitted in the Office and Light Industrial (CD-O/LI) subdistrict. (orig. 2-11-03)
 - (2) All uses permitted in the Small-Scale Retail (CD-RS) subdistrict. (orig. 2-11-03)
 - (3) Grocery store. (orig. 2-11-03)
 - (4) Department store. (orig. 2-11-03)

(5) Indoor recreational facilities and limited outdoor recreational facilities in conjunction with indoor recreational facilities. (orig. 2-11-03)

c. Accessory Uses

All accessory uses permitted in the Office and Light Industrial (CD-O/LI) subdistrict. (orig. 2-11-03)

d. Special Uses

The following uses shall be permitted only upon review by the Planning Commission and approval by the Board of County Commissioners: (orig. 2-11-03)

(1) All Special Uses listed in the Office and Light Industrial (CD-O/LI) subdistrict. (orig. 2-11-03)

(2) All Special Uses listed in the Small-Scale Retail (CD-RS) subdistrict except light manufacturing, processing or fabrication of commodities, and excluding those uses that are listed as permitted uses or have impacts similar to permitted uses in the Industrial-One, Industrial-Two or Industrial-Four districts. (orig. 2-11-03)

(3) Building materials retail stores. (orig. 2-11-03)

(4) Hotels and motels. (orig. 2-11-03)

e. Lot and Building Standards

Maximum Size				
Office, light industrial, medical facility	none			
All other uses	185,000 square feet GFA per tenant			
Maximum Height				
Structures with flat roofs	35 feet			
Structures with pitched or hipped roofs	40 feet			
Hospitals and major medical facilities	60 feet			
Minimum Setbacks				
	From another building	From public right-of-way	From centerline of freeway	From common wall/interior lot line
All structures	50% of building height	50% of building height	150 feet	0 feet
All structures with pitched or hipped roofs	50% of building height minus the distance from the ridgeline to the roof's midpoint	50% of building height minus the distance from the ridgeline to the roof's midpoint	150 feet	0 feet

6. Mixed Use (CD-MU)

a. Intent and Purpose: To provide areas with a mix of office, retail and/or residential uses. (orig. 2-11-03)

b. Permitted Uses

- (1) All uses permitted in the Office and Light Industrial (CD-O/LI) subdistrict. (orig. 2-11-03)
- (2) All uses permitted in the Small-Scale Retail (CD-RS) subdistrict. (orig. 2-11-03)
- (3) All uses permitted in the Medium-Scale Retail (CD-RM) subdistrict. (orig. 2-11-03)
- (4) Residential use, provided it is located above the ground floor of permitted Small-Scale Retail (CD-RS), Medium-Scale Retail (CD-RM), or Office/Light Industrial (CD-O/LI) uses and constructed in conjunction with the non-residential use below it. (orig. 2-11-03)

c. Accessory Uses

All accessory uses permitted in the Office and Light Industrial (CD-O/LI) subdistrict. (orig. 2-11-03)

d. Special Use

The following uses shall be permitted only upon review by the Planning Commission and approval by the Board of County Commissioners: (orig. 2-11-03)

- (1) All Special Uses listed in the Office and Light Industrial (CD-O/LI) subdistrict. (orig. 2-11-03)
- (2) Residential uses on the ground floor if the ground floor is unsuitable for commercial development. (orig. 2-11-03)

e. Lot and Building Standards

Maximum Size				
Office, light industrial, medical facility	none			
All other uses	106,000 square feet GFA per tenant			
Maximum Height				
All structures	60 feet			
Minimum Setbacks				
	From another building	From public right-of-way	From centerline of freeway	From common wall/interior lot line
All structures with flat roofs	50% of building height	50% of building height	150 feet	0 feet
All structures with pitched or hipped roofs	50% of building height minus the distance from the ridgeline to the roof's midpoint	50% of building height minus the distance from the ridgeline to the roof's midpoint	150 feet	0 feet

f. Use Limitations

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. (orig. 2-11-03)

D. Signs and Outdoor Advertising Devices

Signs and outdoor advertising devices shall comply with the provisions of the Signs and Outdoor Advertising Devices Section of this Zoning Resolution. (orig. 2-11-03; am. 7-11-06)

E. Lighting

Lighting shall comply with the provisions of the Lighting Section of this Zoning Resolution. (orig. 2-11-03; am. 7-11-06)

F. Architecture

Architecture shall comply with the provisions of the Architecture Section of this Zoning Resolution. (orig. 2-11-03; am. 7-11-06)

G. Parking

Parking shall comply with the provisions of the Off-Street Parking and Loading Section of this Zoning Resolution. (orig. 2-11-03; am. 7-11-06)

H. Landscaping and Open Space

Landscaping and open space shall comply with the provisions of the Landscaping Section of this Zoning Resolution. (orig. 2-11-03; am. 7-11-06)

I. Enclosures of Activities

All activities and outdoor storage shall be adequately screened from surrounding properties and public view (orig. 2-11-03)

J. 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. Fence permits are required for any fence over 42 inches in height. (orig. 2-11-03)
 - c. 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)
 - d. No barbed wire or electric fence shall be permitted. (orig. 2-11-03)
 - e. Fences on corner lots must comply with the vision clearance triangle requirements as specified in the Definitions Section of this Zoning Resolution. (orig. 2-11-03; am. 7-1-03)
 - f. 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:
 - a. Maximum fence height: 8 feet. (orig. 2-11-03)
 - b. Fence permits are required for any fence over 42 inches in height. (orig. 2-11-03)
 - c. No barbed wire, electric, metal, or chain link fence shall be permitted in these subdistricts. (orig. 2-11-03)
 - d. 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 Zoning Administrator or his/her appointed designee 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)

K. Geohazard and Dipping Bedrock Areas

For properties within the Geologic Hazard Overlay District and/or the Dipping Bedrock Overlay District, the overlay districts requirements may be deferred to the time of platting or site development plan submittal with the approval of the Planning Director or his/her appointment designee. (orig. 2-11-03)

L. Traffic Study Requirements

A traffic study for developments that will generate more than one thousand (1,000) trips per day is required at the time of filing an application for Rezoning or Special Use. However, with the approval of the Planning Director or his/her appointed designee, the required traffic study may be deferred to the time of platting or site development plan submittal. If the traffic study identifies any offsite improvements that are not required or identified in the Land Development Regulation, those improvements will also be required. (orig. 2-11-03)

M. Phase I Drainage Report

A Phase I Drainage Report for property traversed by a major drainageway which is to be modified in any way is required at the time of filing an application for Rezoning or Special Use. However, with the approval of the Planning Director or his/her appointed designee, the required drainage report may be incorporated into or replaced by a Phase II or Phase III drainage report at the time of platting or site development plan submittal. (orig. 2-11-03)

N. General Requirements

1. 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)
2. No structure may be erected, placed upon or extended over any easement unless approved in writing by the agency or agencies having jurisdiction over such easement. (orig. 2-11-03)

O. Telecommunications

Telecommunications Land Uses shall comply with the provisions of the Telecommunications Section of this Zoning Resolution (orig. 6-29-04; am. 7-11-06)

P. Energy Conservation Systems

Energy Conversion Systems (ECS) land uses shall comply with the provisions of the Alternative Energy Resources Section of the Zoning Resolution. (orig. 4-20-10)