

ARTICLE XVII. - CORRIDOR OVERLAY DISTRICT (CO)

Sec. 46-509. - Purpose.

The Corridor Overlay District (CO) is limited to specified areas encompassing land that has already been assigned conventional zoning district classifications. It supplements the standards of the underlying conventional districts with new or different standards, which may be more restrictive. The intent is to exercise greater control over the aesthetic and functional characteristics of development along major thoroughfares which serve as major entrances to the community where higher development standards can effectively enhance the city's image as a desirable place to live, work, and shop.

(Code 2014, § 46-509; Ord. No. 629, § 01.17.001, 12-1-2006)

Sec. 46-510. - District boundaries.

The corridor overlay standards apply to the future development and use of all land within 400 feet on either side of the street right-of-way along the following specified thoroughfare segments:

- (1) Texas Highway 21 (Main Street), less that portion beginning from a point 400 feet north of a centerline in Highway 21 along North Madison Street in a northerly direction ending at Marietta Street.
- (2) Texas Highway 75.
- (3) Texas Highway 90 (Madison).
- (4) Interstate Highway 45.

(Code 2014, § 46-510; Ord. No. 629, § 01.17.002, 12-1-2006; Ord. No. 741, 4-14-2014)

Sec. 46-511. - Uses not permitted.

The uses not permitted for the Corridor Overlay District (CO) are as follows:

- (1) Adult entertainment.
- (2) Commercial off-site parking lots (not including parking structures).
- (3) Drive-in theaters.
- (4) Kennels.
- (5) Miniwarehouse or self-storage facilities (including boat and RV storage).
- (6) Manufactured home sales.
- (7) Material salvage (unless enclosed within a building).
- (8) Outdoor storage.
- (9) Transmitting and receiving towers.
- (10) Warehousing and distribution operations.

(Code 2014, § 46-511; Ord. No. 629, § 01.17.003, 12-1-2006)

Sec. 46-512. - Building regulations.

The building regulations for the Corridor Overlay District (CO) are as follows:

- (1) Exterior walls visible from the roadways shall be finished in the following materials: brick, native state stone, cast stone, pre-cast concrete panels, split-faced concrete masonry units, fiber/cement board (e.g., hardiplank), solid wood planking (e.g., tongue-in-groove or ship-lap planking), or stucco.
- (2) Glass exterior walls may be used.
- (3) Mirrored glass is not permitted.
- (4) Alternative materials may be approved by the city manager if the alternative materials meet or exceed the standards of the materials listed above. Appeals of the city manager shall be to the planning and zoning commission.
- (5) All mechanical equipment shall be screened from view.
- (6) Regulations in this section shall not apply to any residential uses.

(Code 2014, § 46-512; Ord. No. 629, § 01.17.004, 12-1-2006)

Sec. 46-513. - Landscape regulations.

The landscaping regulations for the Corridor Overlay District (CO) are as provided in article XX of this chapter.

(Code 2014, § 46-513; Ord. No. 629, § 01.17.005, 12-1-2006)

Sec. 46-514. - Screening and fencing regulations.

The screening and fencing regulations for the Corridor Overlay District (CO) are as follows:

- (1) Garbage dumpsters and loading areas shall be located no closer to the designated roadway than the front wall of the principal structure located closest to the designated roadway.
- (2) See article XXII of this chapter for additional screening and fence regulations.

(Code 2014, § 46-514; Ord. No. 629, § 01.17.006, 12-1-2006)

Sec. 46-515. - Sidewalk regulations.

Typical four-foot concrete sidewalks will be required on all new and redeveloped sites along the designated roadways and secondary roadways within the Corridor Overlay District (CO).

(Code 2014, § 46-515; Ord. No. 629, § 01.17.007, 12-1-2006)

Sec. 46-516. - Utilities.

All utility lines shall be underground except for transmission lines. Overhead utility lines existing as of the date of this chapter are exempt from this requirement.

(Code 2014, § 46-516; Ord. No. 629, § 01.17.008, 12-1-2006)

Sec. 46-517. - Off-street parking regulations.

For off-street parking areas, slag is not permitted in the Corridor Overlay District (CO) except for residential applications.

(Code 2014, § 46-517; Ord. No. 743, § 7, 4-14-2014)

Sec. 46-518. - Sign regulations.

The applicable sign regulations for the Corridor Overlay District (CO) are as provided in sections 34-116 and 34-117.

Secs. 46-519—46-540. - Reserved.