

Coding For Places People Love—Main Street Corridor District

1) Scope

- a) District boundaries are assigned according to the District Boundary Map.
- b) The Primary Retail Corridor is assigned according to the District Boundary Map.
 - Note to Users: Primary Retail Corridors should be no more than 1,360 feet in length and may be as short as two blocks. For existing Main Streets, the Primary Retail Corridor should be mapped along the block frontages commonly considered the Main Street. The Primary Retail Corridor may be mapped along two intersecting streets, commonly T-intersections and cross streets. To establish new Main Streets, the Primary Retail Corridor should be mapped where the community wishes to encourage Main Street oriented businesses in a pedestrian-oriented environment. The Main Street Corridor District boundary should encompass one or more blocks to either side of the Primary Retail Corridor, most commonly two blocks or fewer. Where multiple parallel streets are commercial or mixed-use, consider applying a Downtown District.

2) Conflicting Ordinances

- a) Where there appears to be a conflict between the Main Street Corridor District standards and any other sections of the Zoning Ordinance, Subdivision Standards, or Public Works Standards, the requirements specifically set forth in this district prevail. This district does not prevail over Life Safety Codes.

3) Intent [adjust to be general for downtown and main street]

- a) The district regulations are designed for the following purposes:
 - To promote the health, safety, and welfare of the general populous.
 - To implement the Master Plan.
 - To Promote infill redevelopment that results in a walkable vibrant and diverse mixed-use corridor, allowing for shop fronts, sidewalk cafes, and other commercial uses at the street level with offices and residences overlooking the main street.
 - To provide for walkable streetscapes where active facades address sidewalks and parking and loading are located behind buildings.
 - To promote small, incremental development, alongside larger developments.
 - To reduce barriers that may disadvantage individuals unfamiliar with the complexities of development, land use regulations, and the myriad requirements, agencies, and goals involved in maintaining a stable city, region, and state.

4) Preexisting Conditions

- a) Any use or structure in legal conformance prior to the adoption of this Chapter may continue, including following a sale or other transfer of ownership.
- b) Additions, expansions, enlargements, modifications, or site improvements associated with lawfully preexisting uses and structures are allowed provided the proposed project moves towards compliance with the applicable standards of this Chapter.
- c) Regulations of this Chapter do not apply to the following:

- Maintenance and repair of a structure or site in a manner that is consistent with previous approvals or is necessary for compliance with building codes or the Americans with Disabilities Act;
- Any exterior project that does not require a building permit;
- Interior remodeling;
 - Where interior remodeling includes modification to more than 50% of the ground floor area of a commercial use, the renovation must comply with the commercial use restriction of this Chapter addressing the use of interior spaces along the Primary Retail Corridor.
- Temporary structures.

5) Permitted Uses

- a) Multiple uses within a single site or building are permitted.
- b) Uses are designated with (P), (R), (C), or (N), indicating the following:
 - i) (P) The use is permitted.
 - ii) (R) The use is permitted, provided it complies with the use restrictions specified.
 - iii) (C) The use may be permitted, subject to the approval of the Hearings Offices.
 - iv) (N) The use is not permitted.
- c) Temporary Uses (R)
 - i) Temporary uses require a Special Use Permit.
 - ii) Special Use Permits for temporary uses have a period of 2 years after which point they may be renewed.
- d) Residential
 - i) Single-family detached residential (N)
 - ii) Single-family attached residential (R)
 - (1) Residences are not permitted to face the Primary Retail Corridor.
 - iii) Multi-family residential (R)
 - (1) Permitted within mixed-use buildings with ground floor non-residential use along the Primary Retail Corridor.
 - iv) Accessory dwelling units (P)
- e) Commercial
 - i) Gas stations (N)
 - ii) Automobile sales (R)
 - (1) Showrooms without on-site vehicle storage are permitted. All other vehicle sales are not permitted.
 - iii) Storage facilities (N)
 - iv) Adult entertainment (N)
 - v) Off-street parking facilities (R)
 - (1) Off-street parking facilities must have ground floor commercial uses along the Primary Retail Corridor.
 - vi) All other commercial uses (P)
 - vii) The following restrictions apply to all commercial uses:
 - (1) Commercial tenant spaces must not exceed 30,000 sf per tenant.
 - (2) Drive-thrus and access lanes are not permitted between buildings and sidewalks.
 - (3) Storage of non-retail materials and the making, assembling, remodeling, repairing, altering, finishing, or refinishing or its products or merchandise is permitted provided:

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- These activities are completely enclosed within the premises occupied by the establishment.
 - These activities are clearly accessory to sales and display activities.
- (4) The first 20 feet of ground floor building depth along the Primary Retail Corridor must be used for retail display, dining, offices, meeting rooms, or other public or semi-public gathering spaces.
- f) Lodging
- i) Hotel (P)
 - ii) Bed and Breakfast, Short Term Rentals (R)
 - (1) The owner's primary residence must be on site.
 - (2) No more than 5 guest rooms are permitted.
 - (3) The maximum length of stay is 14 days.
- g) Office (P)
- h) Industrial
- i) Heavy Industrial (N)
 - ii) Light Industrial (C)
 - (1) Storage of non-retail materials and the making, assembling, remodeling, repairing, altering, finishing, or refinishing or its products or merchandise is permitted provided:
 - These activities are completely enclosed within the premises occupied by the establishment.
 - These activities are clearly accessory to sales and display activities.
 - (2) Levels of traffic, noise, smoke, vibrations, odor, fumes, and glare must not exceed those levels which are in keeping with the retail uses within the district.
- i) Institutional (P)
- j) Civic Open Space
- i) Plaza (P)
 - ii) Square (P)

6) Lot Area and Yards

- a) Lot Area
- i) No minimum lot area is required.
- b) Front Yard
- i) No front yard is required except where sidewalks are less than 8 feet in width in which case a front yard is required to provide the remaining minimum sidewalk width.
 - ii) Buildings must be located within 15 feet of the lot line along the Primary Retail Corridor for a minimum of 70% of the lot width. Exceptions may be permitted by the Planning Director for:
 - Conflicts with existing utilities.
 - Forecourts, limited in depth to 30 feet from the lot line, used for pedestrian access only.
 - iii) Front yards must be paved along the Primary Retail Corridor and where they are required to meet the minimum sidewalk width.
 - iv) Fencing is not permitted in front yards.
- c) Side Yard
- i) No side yard is required.
- d) Rear Yard

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- i) Lots abutting adjacent districts must have a minimum 20 ft. rear yard.

7) Site Development

- i) Existing streets and alleys must be maintained.
- ii) Street trees must be planted along adjacent sidewalks within 4 feet of the curb at a maximum spacing of 40 ft. on center.
- iii) Street furniture must be located within 6 feet of the curb.

8) Off-street Parking and Loading

- a) Off-street parking is not required.
 - Note to users: Parking should be managed and coordinated by the DDA or other district authority. Property owners may choose to provide off street parking in the amount they determine necessary for the success of their businesses. The Municipality will not enforce a minimum. However, parking location and screening is strictly regulated.
- b) Off-street parking must be located to the rear of buildings.
- c) Off-street parking and loading access is limited as follows:
 - i) Parking and loading access must be from an alley where available.
 - ii) Parking and loading access may be from a side street.
 - iii) Parking access should be shared between adjacent lots.
 - iv) Where parking and loading access is permitted along the Primary Retail Corridor, it is limited to a maximum 24 feet in width per drive.

9) Height of Structures

- a) Structure height is limited by stories above sidewalk grade.
 - i) Ground floor stories exceeding 20 feet are considered two stories.
 - ii) Mezzanines exceeding 30% of the ground floor area is considered a story.
 - iii) Stories above ground floor exceeding 16 feet are considered as two stories.
- b) Structure height is limited to 4 stories.
- c) Structure height is limited to the maximum permitted height of the adjacent district within 50 feet of the nearest lot.
- d) Building facades must be a minimum of 24 feet in height along the Primary Retail Corridor.
- e) Rooftop equipment and access does not count towards building height.

10) Permitted Signs

- a) The following signs are prohibited:
 - i) Off-premise business signs.
 - ii) Free standing signs.

11) Building Standards

- i) Buildings adjacent to a sidewalk must have at least one functional entry along a sidewalk.
- ii) Buildings adjacent to a sidewalk along the Primary Retail Corridor must have one functional entry for every 60 feet of facade, or fraction thereof, along the sidewalk.
- iii) Blank walls longer than 30 feet are prohibited along sidewalks.
- iv) Building facades facing streets must have a minimum of 15% glazing per floor.
- v) The ground floor building facade along the Primary Retail Corridor must be configured as follows:

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- (1) 50% clear glass is required along the facade.
- (2) Building entries may be recessed from the facade up to 8 feet in depth.
- (3) Awnings and marquees may project into the right-of-way to within two feet of the curb.
- (4) Display windows may project into building setbacks.
- vi) Facade elements above the ground floor may project into yards.
- vii) Commercial activities, including food service and seating, may occupy yards.

12) Definitions

- a) Institutional: Uses including religious assembly, education, and government.
- b) Plaza: A publicly accessible open space that is primarily paved and oriented toward group assembly and activities.
- c) Square: A publicly accessible open space that is primarily landscaped and oriented toward passive recreation.
- d) Forecourt: A portion of the front yard that is extended in depth up to 30 feet from the front lot line to provide for pedestrian access and use in commercial activities. Forecourts may not be used for parking.
- e) Street Furniture: Elements located within the right of way between the curb and lot lines including, but not limited to, lighting, bike racks, seating, newspaper boxes, and mailboxes.