

**Section 5.240. — M-150 Corridor Development Overlay Zoning Districts (Amend.#42)**

**A. — CDO Zoning Districts**

**Commentary:** This M-150 Corridor Development Overlay is intended to implement community design preferences expressed as part of the Visual Preference Survey conducted by the City in 2010 and the vision, goals, and guiding principles that emerged from the subsequent M-150 Sustainable Corridor Vision and Framework Plan process. This draft includes two new sections for the UDO. The zoning districts are described in this section and will be incorporated into Article 5 of the UDO following adoption. The overlay development standards are described in the next section and will be incorporated into Article 6 of the UDO.

**1. — Zoning Districts**

**Commentary:** Four new mixed-use districts are proposed for use in the M-150 Corridor. These districts are intended to accommodate a mix of densities and uses that will be important to implementing the M-150 Corridor Plan, especially in planned mixed-use activity centers. The dimensional standards, identified in this section, are intended to allow for more compact, higher-density, pedestrian-oriented development, consistent with M-150 Corridor Plan principles.

The following four zoning districts are designated for use in the M-150 Corridor Plan Area in the area identified on Map 1 in Section 6.480.A.2. These districts are not intended for use outside of the CDO. Rezoning to other zoning districts identified in the UDO is not permitted within the CDO.

**a. — CDO Residential Mixed Density (CDO-RMD)**

This district is designed to provide for single and multi-family residential uses including townhomes and multi-family apartment units. This district may act as a transition from lower density residential districts to higher density residential districts or mixed-use districts. This district implements the residential mixed density classification of the M-150 Sustainable Corridor Vision and Framework Plan and should take access from a collector road.

**b. — CDO Mixed-Use Residential (CDO-MR)**

The CDO-MR district is established to provide for a compatible mix of residential, small-scale neighborhood-serving commercial and civic uses. Single family detached and duplex, townhouse, multi-family units, and limited commercial uses are allowed in this district. This district is intended to be placed in a neighborhood setting providing a comfortable and safe pedestrian environment and further enhancing the character of the neighborhood. The residential density must be compatible with the surrounding area, and commercial uses are limited to 20 percent of the overall square footage of each development. The CDO-MR district implements the planned mixed use classification of the M-150 Sustainable Vision and Corridor Plan and should take access from a collector roadway.

**c. — CDO Mixed-Use Commercial (CDO-MC)**

The CDO-MC district is established to group and link places used for working, shopping, educating, and recreating with residential uses thereby creating a compact community form. This district allows commercial, office, civic,

townhouse, and apartment uses. The mostly vertical mix of uses will reduce vehicle trips, relieve traffic congestion, and provide an urbanized, pedestrian environment. The siting and architectural design and scale of structures in this district should be compatible with surrounding neighborhoods while contributing to the image and character of the area. Residential uses are limited to 40 percent of the overall square footage of each development. MC implements the retail, commercial, and mixed-use land use classifications of the M-150 Sustainable Corridor Vision and Framework Plan and should be located along an urban collector, arterial, or highway.

**d. CDO Mixed-Use Employment (CDO-ME)**

The CDO-ME district is intended to provide sites for a variety of uses such as hotels, commercial establishments, offices, and some residential uses in a predominately pedestrian environment. This district contains the highest intensity of uses and should serve as the major activity center destination as well as provide high levels of pedestrian accessibility. Residential uses are limited to 20 percent of the overall square footage of each development. The CDO-ME district implements the commercial, mixed use, and activity-center classifications of the M-150 Sustainable Corridor Vision and Framework Plan.

**e. Required Mix of Uses**

Mixed-use development in the M-150 CDO shall meet the following use mix requirements:

<b>Table 5.235.A-1: Required Mix of Uses</b>									
<b>Site Size</b>	<b>CDO-MR</b>			<b>CDO-MC</b>			<b>CDO-ME</b>		
	<b>&lt;1 acre [1]</b>	<b>1-5 acres</b>	<b>+5 acres</b>	<b>&lt;1 acre [1]</b>	<b>1-5 acres</b>	<b>+5 acres</b>	<b>&lt;1 acre [1]</b>	<b>1-5 acres</b>	<b>+5 acres</b>
<b>Minimum number of use types [2]</b>	1	2	2	1	2	2	1	2	3
<b>Residential</b>	--	--	--	--	40% max.	40% max.	--	20% max.	20% max.
<b>Non-residential</b>	--	20% max.	20% max.	--	--	--	--	--	20% min. retail
<b>Notes</b>	[1] Larger parcels may not be subdivided to create one-acre lots for the purpose of avoiding the use mix requirement. [2] Use types are identified as classifications in the use table, such as residential, offices, retail sales and services.								

**2. Development Phasing**

Any mixed-use development that will not be constructed in a single phase shall include a phasing plan as part of the application submission. The phasing plan shall identify the sequence of development for all proposed structures, infrastructure, and site design requirements. The project shall be phased so that supporting public facilities and infrastructure are provided concurrent with their need and completed prior to the occupancy of structures. The phasing plan shall also identify the proportional development of the proposed use mix within each phase of the project. If the City finds it reasonable to permit a phase of development to be constructed without a mix of uses, conditions shall be placed on the development approval requiring a mix of component uses before completion of the project.

**3.—PMIX District**

**Commentary:**—The goal of the CDO is to establish zoning that encourages the types of development identified in the M-150 Corridor Plan. The purpose of this provision is to restrict the use of PMIX in the M-150 Corridor where it could be used to create development that is very different from the patterns, structures, and uses identified in the plan. New development will still be allowed to request PMIX approval, but the proposed development will need to be at the same overall density as would be required by the base zoning district.

In order to preserve the purposes and design of the M-150 Corridor Plan and the M-150 CDO, any PMIX development application must have an overall density that meets or exceeds the density requirement of the underlying district in the area subject to PMIX rezoning. The PMIX district shall not be used to vary any of the design or development standards in the M-150 CDO.

**B.—CDO District Uses**

**Commentary:** This use table is a continuation of the same use table in Section 5-1 of the UDO. Proposed uses for each of the new districts are included for discussion.

The uses described in Table 5-1 are permitted in the M-150 CDO as follows:

Table 5-1 (cont.)—CDO: Uses Permitted within the M-150 Corridor Development Overlay /P/ Permitted /C/ Conditional Use /S/ Special Use / / Not Permitted				
	CDO-Residential Mixed-Density	CDO-Mixed-Use Residential	CDO-Mixed-Use Commercial	CDO-Mixed-Use Employment
	CDO-RMD <sup>1</sup>	CDO-MR	CDO-MC	CDO-ME
<b>Agriculture</b>				
Agriculture-Operation				
Horse-Riding Stable, Track or Polo Field (Commercial)				
Plant nursery, garden-center, greenhouse (Commercial)				
<b>Residential</b>				
Dwelling, Single-Family Detached	P	P	P	
Dwelling, Single-Family Attached (Townhouse)	P	P	P	P
Dwelling, Two-Family (“Duplex”)	P	P	P	
Dwelling, Three-Family (“Triplex”)	P	P	P	
Dwelling, Four-Family (“Fourplex”)	P	P	P	
Dwelling, Multi-Family (Apartment)	P	P	P	P
Dwelling, Loft	P	P	P	P
Dwelling, Zero-Lot Line Development	P	P	P	
Convalescent, Nursing or Retirement Home	S	S		
Group Home for Persons w/Disabilities, Hospice, or Special Care	S	S		
Halfway House	S	S		

<sup>1</sup>Note: This is a mixed DENSITY district, not a mixed USE district; therefore it will only include residential uses.

**Table 5-1 (cont.) – CDO: Uses Permitted within the M-150 Corridor Development Overlay**

**/P/ Permitted /C/ Conditional Use /S/ Special Use // Not Permitted**

	CDO-Residential Mixed-Density	CDO-Mixed-Use Residential	CDO-Mixed-Use Commercial	CDO-Mixed-Use Employment
	CDO-RMD <sup>1</sup>	CDO-MR	CDO-MC	CDO-ME
Manufactured Home Park				
<b>Offices</b>				
Accounting, Auditing or Bookkeeping Office		P	P	P
Advertising Agency		P	P	P
Bank		C	C	C
Bank Drive-Through		C	C	C
Brokerage for Securities or Commodities		P	P	P
Building Contractor or Construction Contractor Firm/Office (no machinery, equipment or storage)			P	
Business Office, General		P	P	P
Business Office, Professional or Trade Organization		P	P	P
Check cashing, business (See Unsecured Loan Business)				
Employment or Personnel Agency			P	P
Engineering, Architectural or Other Professional Office		P	P	P
Financial Services		C	C	C
Financial Services with drive-up window or drive-through facility		C	C	C
Insurance Company or Carrier		P	P	P
Legal Services Office		P	P	P
Management and Public Relations Service		P	P	P
Medical or Dental Offices or Labs		P	P	P
Political Organization Office		P	P	P
Real Estate Office		P	P	P
Secretarial or Court Reporting Service		P	P	P
Title Loan Business			C	C
Unsecured Loan Business			C	C
<b>Retail Sales and Services</b>				
Adult Business				
Adult Entertainment Business				
Adult Personal Services				
Agricultural Sales and Services			C	C
Airline Ticket Office		P	P	P
Ambulance Service			P	P
Apparel and Accessory Stores		P	P	P
Appliance Repair Service		C	C	C
Appliance Store		P	P	P
Arts and Crafts Studio		P	P	P
Audio/Video Sales and Rentals		P	P	P
Automotive Parking Garage or Lot		P	P	P

**Table 5-1 (cont.) – CDO: Uses Permitted within the M-150 Corridor Development Overlay**

**/P/ Permitted /C/ Conditional Use /S/ Special Use /-/ Not Permitted**

	CDO-Residential Mixed-Density	CDO-Mixed-Use Residential	CDO-Mixed-Use Commercial	CDO-Mixed-Use Employment
	CDO-RMD <sup>1</sup>	CDO-MR	CDO-MC	CDO-ME
Automotive Parts and Supply Store		P	P	P
Automotive Rental Agency			C	C
Automotive Repair Services—Major Repairs			S	S
Automotive Repair Shop—Minor Repair			C	C
Automotive Sales or Lease			S	S
Automotive Service Station		C	C	C
Automotive Tire Store			P	P
Automotive Upholstery Shop (see Repair Services in Article 9)			C	C
Automotive Washing (See Car Wash)		C	C	C
Bakery (Retail)		P	P	P
Banquet Facilities			P	P
Bar/Tavern		C	C	C
Barber Shop		P	P	P
Beauty Shop		P	P	P
Beauty Supplies Store			P	P
Bed and Breakfast Inn (4 – 12 rooms)		S	S	
Bed and Breakfast, Homestay (1 – 3 rooms)		S	S	
Boat Dealers			S	S
Boats, Recreational vehicles and maintenance equipment storage				
Book Store, News Dealers and Newsstands		P	P	P
Building or Ground Maintenance			P	P
Bus Terminal			P	P
Business or Vocational School			P	P
Camera and Photographic Supply Stores		P	P	P
Car Wash, Full-Service Indoor			P	P
Car Wash, Self-Service Bays		S	S	S
Catalog Sales and Direct-Selling Office			P	P
Catering Service		P	P	P
Cemetery or Mausoleum				
Club House or Country Club		C		
Cocktail Lounge (See Bar/Tavern)		C	C	C
Commercial Art or Graphic Design Service		P	P	P
Computer or computer Software Store		P	P	P
Computer Programming Repair or Data Processing Service		P	P	P
Construction Materials Sales and Services				
Convenience Store – C-Store		C	C	C
Crematories				
Custom Order Shop		P	P	P

**Table 5-1 (cont.) – CDO: Uses Permitted within the M-150 Corridor Development Overlay**

**/P/ Permitted /C/ Conditional Use /S/ Special Use // Not Permitted**

	CDO-Residential Mixed-Density	CDO-Mixed-Use Residential	CDO-Mixed-Use Commercial	CDO-Mixed-Use Employment
	CDO-RMD <sup>1</sup>	CDO-MR	CDO-MC	CDO-ME
Dance Club			C	C
Dance Studios or Schools		P	P	P
Day-Care Center (over 10 persons)		P	P	P
Day-Care, Group (5-10 persons)		S	P	P
Direct Mail Advertising Service			P	P
Drug Store (Pharmacy)		P	P	P
Drug Store (Pharmacy) with drive-up window/facility		C	C	C
Dry Cleaners (drop-off/pick-up only)		P	P	P
Dry Cleaners with drive-up window or drive through facility		C	C	C
Electrical Repair Shops(See Repair Services Non-Automotive			C	C
Electronic Equipment Sales or Service		P	P	P
Equipment Rental includes all motorized equipment not listed else- where			S	
Equipment Sales and Service (Heavy)				
Exterminating Services			P	P
Financial Services		C	C	C
Financial Services with drive-up window or drive-through facility		C	C	C
Freight Agency or Shipping Coordinator			P	P
Funeral Home Services		P	P	P
Furniture and Equipment Store Lease/Rental			P	P
Garden Center, Plant Nursery or Greenhouse			S	S
General Merchandise Store		P	P	P
Gift, Novelty or Souvenir Shop		P	P	P
Golf Driving Range (Commercial) or Illuminated (Non-Commercial)				
Golf, Miniature (outdoor)				
Grocery Store (General)		P	P	P
Grocery Store (Limited)		P	P	P
Hardware Store		P	P	P
Health Club or Fitness Center		P	P	P
Heavy Equipment Sales and Rental				
Hobby, Toy and Game Shop		P	P	P
Home Furniture and Furnishings Store		S	P	P
Hospital		S	S	S
Hotel or Motel		S	S	S
Interior Designer		P	P	P
Jewelry Repair		P	P	P
Jewelry Store		P	P	P
Kennel w/outside runs				

**Table 5-1 (cont.) - CDO: Uses Permitted within the M-150 Corridor Development Overlay**

**/P/ Permitted /C/ Conditional Use /S/ Special Use // Not Permitted**

	CDO-Residential Mixed-Density	CDO-Mixed-Use Residential	CDO-Mixed-Use Commercial	CDO-Mixed-Use Employment
	CDO-RMD <sup>1</sup>	CDO-MR	CDO-MC	CDO-ME
Laundromat, coin-operated		P	P	P
Laundry, Dry-Cleaning or Garment Services		P	P	P
Linen and Diaper Services		S	P	P
Limousine/Taxi Service			P	P
Liquor Store		P	P	P
LP Gas or Fuel Oil Sales				
Luggage or Leather Goods Store		P	P	P
Martial Arts Studio		P	P	P
Massage Therapist (In-home as home occupation)				
Massage Therapy/Parlor (as defined herein)		C	C	C
Manufactured Home Sales				
Motorcycle Sales, Rental or Service (No Outdoor Display)				
Musical Instrument Store		P	P	P
Outdoor Gun Club, Skeet or Trap Shoot or Archery Range				
Pawn Shop				
Paint or Wallpaper Store		P	P	P
Personal Enrichment School or Tutoring		P	P	P
Pet Grooming		P	P	P
Pet Motel or Training		P		
Photocopying and Duplicating Services		P	P	P
Photography Service		P	P	P
Plumbing and Heating Equipment Dealers			P	P
Produce Stand, Outdoor (off-site)		S		
Radio or TV Repair		P	P	P
Recording Studio		P	P	P
Recreation Facility or Area, commercial (Indoor and/or outdoor)		C	C	C
Recreation Facility or Area, non-commercial (Outdoor)		S	S	S
Recreation Vehicle Sales, Lease or Rental		S	S	S
Repair Services, Automotive Major				
Repair Services, Automotive Minor				
Repair Services, Non-Automotive				
Restaurant—carry-out		P	P	P
Restaurant—delivery		P	P	P
Restaurant—drive-in		C		
Restaurant—drive-up		C		
Restaurant—drive-through				
Restaurant—general		P	P	P
Restaurant—limited		P	P	P

**Table 5-1 (cont.) - CDO: Uses Permitted within the M-150 Corridor Development Overlay**

**/P/ Permitted /C/ Conditional Use /S/ Special Use // Not Permitted**

	CDO-Residential Mixed-Density	CDO-Mixed-Use Residential	CDO-Mixed-Use Commercial	CDO-Mixed-Use Employment
	CDO-RMD <sup>1</sup>	CDO-MR	CDO-MC	CDO-ME
Reupholstery or Furniture Repair Shop		C	C	C
Sewing, Needlework or Fabric Store		P	P	P
Shoe Repair Shop		C	P	P
Sporting Goods Store or Bicycle Shop		P	P	P
Stationery Store		P	P	P
Tattoo Parlor/Permanent cosmetic services/Body Piercing Studio			P	
Television or Radio Broadcast Station			P	P
Theater (except Drive-In)		P	P	P
Theater, Drive-In				
Theater, Performing Arts		P	P	P
Title Loan Business			C	C
Travel Agency or Tour Operator				
Travel Trailer Camp				
Truck Sales and Lease				
Unsecured Loan Business				
Used Merchandise Store (excluding pawn shops)		P	P	P
Veterinarian		C	C	C
Yoga Studio		P	P	P
<b>Semi-Public Uses and Utilities</b>				
Cemetery or Mausoleum				
Church or Place of Worship	C	C	C	C
Civic or Fraternal Organization		C	C	C
Governmental Administration Building		P	P	P
Library	P	P	P	P
Museum or Art Gallery		P	P	P
Penal or Correctional Institution				
Post Office	P	P	P	P
Recreational Facility or Area (Non-Commercial)	S	S	S	S
Reservoir, Water Supply or Storage Facility	S	S	S	S
Sewage Treatment Facility				
School	P	P		
Swimming Pool (Commercial)		S	S	
Swimming Pool, subdivision	C	C	C	
Swimming Pool, public	S	S	S	S
Telecommunication Tower/ Antenna Mount		S	S	S
Utility Building and Services	C	C	C	C



**C. CDO Dimensional Tables**

**1. CDO-Residential Mixed Density**

Development in CDO-RMD district shall comply with the following dimensional standards:

**Table 5-235.C-1: Dimensions for the CDO Residential Mixed Density District**

Dwelling Type	Density (units/acre)	Min. Lot Size (squares or sq-ft.)	Min. Lot Width (feet)	Max. Lot Coverage (%)	Min. Front Setback (feet)	Min. Interior Side Setback (feet)	Min. Corner Side Setback (feet)	Min. Rear Setback (feet)	Max. Building Height (feet)	Max. Units/ Building
SF-Detached	10 max., 6 min.	4,000	40	60	15	7.5 [1]	15 [1]	25	35	n/a
Duplex	12 max., 6 min.	4,000-sf (2,000-sf per unit)	40	60	15	7.5 [1]	15 [1]	25	35	n/a
Townhouse	10 max., 6 min.	[2]	-	60	10	7.5 [1]	15 [1]	25	35	n/a
Multi-family	6 min.	[2]	-	60	10	7.5 [1]	15 [1]	25	35	16

[1] RMD abutting residential districts shall match the side setback of those districts.  
 [2] Must meet density and setback requirements.

**2. CDO Mixed-Use Districts**

Development in the CDO-MR, MC, and ME districts shall comply with the following dimensional standards:

**Table 5-235.C-2: Dimensions for the CDO Mixed-Use Residential and Commercial Districts**

Dwelling/Building Type	Density (du/acre) or FAR	Min. Lot Size (squares or sq-ft.)	Min. Lot Width (feet)	Max. Lot Coverage (%)	Min. Front Setback (feet)	Min. Interior Side Setback (feet)	Min. Corner Side Setback (feet)	Min. Rear Setback (feet)	Max. Building Height (feet)
SF-Detached	12 max., 6 min.	4,000-sf	40	60	10	0 [1]	15 [1]	10 [2]	35
Duplex	12 max., 6 min.	4,000-sf	40	60	10	0 [1]	15 [1]	10 [2]	35
Townhouse/Multi-family	12 max., 6 <sup>2</sup> min.	[3]	40	70	10	0 [1]	15 [1]	10 [2]	40
Office, Commercial, or Mixed-Use, mixed-use*	1.0:1 FAR min.	[3]	-	80	10	0 [1]	15 [1]	5 [2]	60
Office or Commercial, single-use**	0.75:1 FAR min.	[3]	-	60	10	0 [1]	15 [1]	5 [2]	40

\* when developed as part of a mixed-use project  
 \*\* when developed as part of a single-use project  
 [1] CDO-MC abutting a residential district shall match the side setback of that district.  
 [2] When abutting a public street, alley, or public right-of-way. The rear setback for CDO-MC abutting a residential district shall be 20 feet, regardless of the location of any street, alley, or ROW.  
 [3] Must meet density and setback requirements.

<sup>2</sup>Note: This is the maximum number of units in a single series of townhomes.

Table 5-235.C-3 — Dimensions for the CDO Mixed-Use Employment District									
Dwelling/ Building Type	Density (units/acre) or FAR	Min. Lot Size (acres or sq. ft.)	Min. Lot Width (feet)	Max. Lot Coverage (%)	Min. Front Setback (feet)	Min. Interior-Side Setback (feet)	Min. Corner-Side Setback (feet)	Min. Rear Setback (feet)	Max. Building Height (feet)
Townhouse/ multi-family, mixed-use	Min:6 <sup>3</sup> Max:12 du/ae	{1}	40	70	10	7.5{2}	25 {2}	10{3}	40
Office, Commercial, or Mixed-Use, -mixed-use	Min 1.5:1 FAR	{1}	—	80	0	7.5{2}	25 {2}	10{3}	75
Office or Commercial, single-use	Min 1.5:1 FAR	{1}	—	80	0	7.5 {2}	25 {2}	10 {3}	75
Hotel/Lodging	Min 1.5:1 FAR	{1}	—	80	0	7.5	25 {2}	10 {3}	75

\* when developed as part of a mixed-use project \*\* when developed as part of a single-use project  
 {1} No minimum lot size — all lots must meet density/ FAR and setback requirements.  
 {2} CDO-ME abutting a residential district shall match the side yard setback standards of that district.  
 {3} When abutting a public street, alley, or public right-of-way. The rear setback for CDO-ME abutting a residential district shall be 20 feet, regardless of the location of any street, alley, or ROW.

<sup>3</sup>Note: This is the maximum number of units in a single series of townhomes.

### **DIVISION III: PERMITTED USES AND RELATED STANDARDS**

#### **Section 5.250. Other applicable regulations**

- A. The following sections or articles further regulate uses within each zoning district, the requirements of which shall be satisfied as applicable to any proposed development:
- B. Airports, flood plains, historic districts, residential cluster development and transportation corridors.

Applicable standards regulating development in or near airports, flood plains, historical districts, residential cluster subdivisions or major transportation corridors are contained in Article 6 (Overlay Districts).

- C. Design standards.

Applicable standards regarding design requirements for residential, office, commercial and industrial development are contained in Article 7 (Design Standards).

- D. Accessory uses and uses permitted with conditions.

Applicable standards regulating accessory uses and uses permitted with conditions are contained in Article 8 and Article 9 respectively. (Accessory Uses and Structures and Uses Permitted with Conditions).

- E. Special use permits.

For any use listed as a special use in Table 5-1, applicable standards regulating uses subject to special use permits are contained in Article 10 (Special Use Permits).

- F. Parking requirements.

Applicable standards regulating parking are contained in Article 12 (Parking).

- G. Sign regulations.

Applicable standards regulating signs are contained in Article 13 (Sign Regulations).

- H. Landscaping, buffering and tree protection.

Applicable regulations regulating landscaping, buffering and tree protection are contained in Article 14 (Landscaping, Buffering and Tree Protection).

#### **Section 5.260. Permitted, conditional and special use tables**

- A. Uses that are permitted by right or permitted by right but with conditions and uses permitted as special uses are shown in Table 5-1.
- B. In a PMIX District, permitted uses are specified as part of the zoning approval for each development.
- C. Any use not shown as a permitted, conditional or special use in a zoning district is specifically prohibited in that district.
- D. Uses that are allowed in the PMIX District pursuant to Table 5-1 may be modified by the Governing Body when it is determined that a better overall plan can be achieved.