

Chapter 210 Overlay Districts

Section 210-2 Inner Perimeter Road Corridor Overlay District

(F) Property Use Standards

- (2) Conditional Uses. If allowed in the underlying zoning district, the following uses shall require approval of a Conditional Use Permit subject to the standards in Section 242-6.
- (a) Manufactured home sales lot.
 - (b) New commercial building with ground floor area in excess of 150,000 gross square feet.
 - (c) Outdoor recreation facility producing odor or excessive noise.
 - (d) Outdoor sales or display.
 - (e) Self-storage facilities or mini-warehouses in newly-constructed buildings.
 - (f) Major automotive service and repair.

(I) Site Development Standards

- (1) Parking Lots. Parking areas shall incorporate landscaped areas as required in Section 222-9. Parking lots containing more than 10 parking spaces, that are located adjacent to public streets, shall be separated from the street by a building or a minimum 10-foot wide landscaped street yard pursuant to Section 328-24(C)(1).
- (2) Lighting
- (a) Parking lot lighting fixtures shall have a maximum height of 25 feet, and shall be of a design consistent with Figure 10 of the Inner Perimeter Road Corridor Overlay District Design Guidelines. See Section 222-10 for outdoor illumination levels..
 - (b) Signs may be internally or externally lit. External lighting fixtures shall be directed downward and away from adjacent property and public streets. All sign lighting shall be fully shielded, have recessed luminaries, or be full cut-off luminary fixtures..

(K) Street Network Standards It is the intent of this section that the walkways, streets, and driveways in the Inner Perimeter Road Corridor Overlay District contribute to an inter-connected and continuous network providing convenient vehicular and pedestrian access to abutting properties. Therefore, when land is subdivided for a residential or non-residential development other than in the M-2 zoning district, the following standards shall apply unless an Administrative Variance is approved by the Director and the City Engineer where there is undue hardship or unique existing site conditions that warrant such a variance.

- (2) **Inter-parcel Access**. Joint driveways, cross-access drives, and access easements shall be provided in accordance with the provisions of Chapter 332, except where the City Engineer determines that they are unfeasible because of topographic or other site-specific constraints. Sidewalks or other designated pedestrian pathways shall be provided between adjacent parcels to connect the developments and facilitate inter-parcel pedestrian access. When adjacent property is vacant, the developer shall stub out the inter-parcel access feature (access drive or pedestrian pathway) to the property line to allow completion of inter-parcel access at such time that said adjacent tract is developed.

(K) Architectural Standards