

Article 301 TC Transportation Corridor Overlay District

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301.01 Purpose

The purpose of this Article is to promote an appropriate mixture and density of activity that enhances the character of the major gateways and transportation corridors in the City. The Transportation Corridor (TC) Overlay District regulates land uses and establishes development standards in order to prevent developments which would conflict with the vision in the General Plan for these corridors or interrupt the transit, bicycle, and pedestrian experience. The specific objectives of this District are to:

- A. Promote and develop livable and sustainable neighborhoods;
- B. Allow for a mix of uses to create an environment that engages people at the pedestrian scale;
- C. Achieve a pattern of development that is conducive to walking and bicycling; and
- D. Create fine-grained detail in architectural and urban form that provides interest and complexity at the level of the pedestrian and bicyclist.

301.02 Boundaries

The location and boundaries of the TC Overlay District are established as shown on Zoning Map.

301.03 Applicability

This Article applies to all land use and development activity within the boundaries of the TC Overlay District except existing properties within the Residential Manufactured Home Park Districts, Open Space-

Parks and Recreation Districts, and Planned Area Developments approved prior to the date of the adoption of this Overlay District. This Overlay District boundary is intended to extend over the first 150 feet of applicable parcels fronting SR 347, SR 238, and Maricopa-Casa Grande Highway or as otherwise approved through a zoning map amendment request. Regulations contained in this Article supplement and modify the provisions in the underlying Zoning Districts.

301.04 Prohibited Uses

- A. The following uses are prohibited within the TC Overlay District. ~~Prohibited uses that are located outside the overlay zone yet immediately adjacent to the overlay, as determined by the Zoning Administrator, may require additional screening, landscaping or buffer to de-emphasize such use.~~
1. Adult Oriented Businesses;
 2. General Industrial Uses, unless those portions of the property within the TC Overlay District are used for indoor business operations and uses, customer or employee parking, landscaping, and other improvements and uses determined to meet the intent of this Code by the Planning and Zoning Commission;
 3. Light Fleet-Based Services;
 4. Light Industrial Uses;
 5. Manufactured Home Parks, except in the RMHP District;
 6. Medical Marijuana Uses;
 7. Salvage and Wrecking;
 8. Storage and Warehouse Uses; and
 9. Tobacco Paraphernalia Establishments.

301.05 Development Standards

In the TC Overlay District, the following additional development standards apply:

A. **Setbacks and Build-To Lines.**

1. At least 50 percent of the length of the ground floor street-facing façade of the building must be at or within 10 feet of the required setback of the Base Zoning District. When a building fronts onto more than one public street, these standards shall be met for each street.
2. Where the minimum front yard setback is zero feet for the Base Zoning District and the street front right-of-way line is eight feet or less from the back-of curb, buildings must be setback on the ground floor to allow a dedicated 14 foot back-of-curb right-of-way or pedestrian easement to accommodate pedestrian activity on the street front of the building.

3. Features, such as overhangs, porticos, balconies, arcades, and similar architectural features placed on the front (street facing) side of the building are allowed within the setback, provided they do not exceed the limits on projections into setbacks established in Article 401.
4. ~~The Zoning Administrator may consider alternative building and entry orientations to meet the intent of this Code.~~

B. Building Entrances.

1. New commercial, government, and mixed-use buildings shall provide a primary building entrance that either faces an adjacent street or is placed at an angle of up to 45 degrees from an adjacent street, measured from the street property line.
2. When located at the intersection of two public streets, the building shall provide one of the following:
 - a. Provide two primary entrances, one facing each street;
 - b. Orient one primary entrance to both streets by placing the entrance on the street corner; or
 - c. Place one entrance so that it is no more than 20 feet from either street side property line.
3. When a building or development consists of more than 600 linear feet of street frontage, pedestrian access into the site shall be provided by means of an opening in the building frontage, such as a courtyard, breezeway, or other means of access.
4. ~~The Zoning Administrator may consider alternative building and entry orientations to meet the intent of this Code.~~

C. Ground Floor Windows.

1. Ground floor windows shall be provided in at least 50 percent of the buildings length and 25 percent of the ground level wall area of all building facades that face a street or plaza. Ground floor requirements shall apply to the area of the façade between three and eight feet above the adjacent finish grade or public sidewalk, whichever is greater.
2. Required window areas must be either windows that allow views into working areas, lobbies, pedestrian entrances or display windows set into the wall. Display cases attached to the outside of the wall do not qualify. The bottom of the windows must be more than three feet above the adjacent finish grade or public sidewalk. Transparent areas shall allow views into the structure or into display windows from the outside. Only clear or lightly tinted glass with up to 50 percent transparency for windows, doors, and display windows shall be considered transparent. Opaque, etched, frosted, or mirrored glass is not transparent.

- D. **Automobile Use Garage Openings.** Openings for Automobile Uses, such as garage door bays used to access vehicles into and out of a building for repair, must be located on facades that do not face the street.
- E. **Parking Location.** Parking shall be provided on the side or behind buildings, except for drop-off and pick-up areas, which may be located at a building entry.
- F. **Loading and Service Area Location.** Loading, service, and refuse areas shall be located in the rear half of the lot and screened from view from the front of the lot with walls, trellises, plantings, berms, or by integration into the design of the building.
- G. **Landscape and Public Monument Standards.** Applicable landscaping requirements set forth in Article 404, Landscaping, shall be increased by one and a half times, and include at least 25 percent of the number of ornamental and overstory trees exceeding minimum size requirements in the front yard.
 - 1. Plant materials within five feet of sidewalks shall not include any plants with thorns, spines, or sharp materials.
 - 2. At gateways, City monument signs, shall be installed as approved by the Zoning Administrator.
- H. **Dedication of Necessary Easements.** The Zoning Administrator may require dedication of necessary easements to accommodate enhanced landscaping and utilities.

301.06 Alternative Design

~~The Zoning Administrator may consider alternative design methods to meet the intent of this Article.~~

301.07 Review of Plans

Permit and review procedures shall follow the standards and approval criteria in the 500 Series, Administration and Permits.

Zoning Code Text Amendment: Draft #1

Red font: Addition(s) ~~Strikethrough~~: Deletion