

**SECTION 10.21 CTO CORRIDOR TRANSITIONAL OVERLAY DISTRICT ZONE:**

- A. **PURPOSES:** The purpose of the Corridor Transitional Overlay Zone is to implement the land use policies of the Comprehensive Plan with respect to development along U.S. Route 27. This highway Corridor Transitional Overlay Zone is intended to promote economic development and reinvestment, as well as, purposeful community design.
- B. **GENERAL:**
1. The Corridor Transitional Overlay Zone replaces Section 9.25 in its entirety
  2. The Corridor Transitional Overlay Zone covers only those properties designated as, "Corridor Transitional" on the Comprehensive Plan Land Use Map. Property abutting a Corridor Transitional Overlay Zone which is held in common ownership with adjoining CTO property may be included in the CTO zone provided that the proposed development of such property is consistent with the purpose and intent of the CTO district, and is in accord with the district's development standards and design criteria as determined by the Planning and Zoning Commission and does not adversely impact on neighboring residential properties
- C. **PRINCIPAL PERMITTED USES:** Uses permitted in the Corridor Transitional Overlay Zone include:
1. Uses permitted in the underlying zone
  2. Uses permitted in Section 10.17 PO, Professional Office Zone
  3. Uses permitted in Section 10.18 LSC, Limited Service Commercial Zone
- D. **CONDITONAL USES:** Higher density residential development within the Corridor Transitional Overlay Zone, may be appropriate and may be permitted, provided that such building and use is compatible for the particular area and site, as determined by the Board of Adjustments, pursuant to Section 9.14 of this Ordinance. This following conditional uses may be permitted when the Board of Adjustments finds the proposed development as depicted on a submitted site development plan is appropriate for the site relative to its compatibility with present and future development conditions and is consistent with the development standards and design of the CTO district:
1. Two-family duplex dwellings, provided that it meets the area requirements of Section 10.5 R-1E zone
  2. Four-family apartment buildings, provided that it meets the area requirements of Section 10.10 R-2 zone
- E. **APPLICATION AND PROCESSING:** Under the Corridor Transitional Overlay Zone a property owner may submit a site development plan, in accordance with Section 9.19 of this Ordinance as part of a rezoning application, to develop or redevelop property for a CTO zone use which otherwise would not be permitted in the underlying zone.

1. The site development plan shall meet the relevant district requirements of area size and setback dimensions for the proposed use
  2. Planning and Zoning Commission approval of a proposed site development plan shall be in accordance with Section 9.30 of this ordinance, and shall meet the performance standards established in subsection F, herein, as well as, other applicable requirements of this ordinance
  3. The Commission must find the proposed site development plan is consistent with the intent of the Comprehensive Plan with regard to the US 27, highway corridor
  4. The Planning Commission shall make a finding of whether the proposed development meets the performance standards of this zone and is a permitted use under the CTO, and make appropriate recommendations to the legislative body
  5. The legislative body shall, within forty-five (45) days after receiving the recommendations of the Planning Commission, review said recommendations and take action to approve, approve with changes, or disapprove said CTO application
- F. **PERFORMANCE STANDARDS:** The following standards are in addition to the distinct requirements of this ordinance, and are established as a means of improving the economic viability and environmental quality of the US 27 Highway Corridor.
1. A landscape buffer along the highway right-of-way, for non-residential properties should be developed as a means of unifying the area and soften the visual clutter of vehicular parking, and to help define individual driveway entrances
    - a. The depth of the landscape buffer should have a minimum width of five feet measured from the abutting edge of the sidewalk
    - b. In cases where parking is in the front of a building the landscape buffer should be mounted to partially hide parked automobiles without impeding visibility or traffic safety
  2. A landscape plan is required as part of a site development plan for all CTO zone uses. The landscape plan should address measures to improve the environmental design quality of the site and the corridor
  3. The landscape plan should also address measures to – screen and/or buffer any adverse impact associated with the site relative to neighboring properties
  4. Conversion of an existing residential building for a non-residential use must nevertheless preserve the residential character and appearance of the building
  5. All new buildings should be designed to enhance the image of the corridor, in a manner compatible with its surroundings
  6. Commercial signage for a non-residential structure shall be as approved on the Site Development Plan
  7. When a non-residential use directly abuts a residential district, side yard setbacks shall be used as yard space provided that driveways shall be permitted. Parking in rear yard shall be permitted, provided adequate screening and buffering is provided to minimize any adverse impact to abutting residential property