

DIVISION 15. - REGULATIONS—CENTRAL CITY CORRIDOR ("CC")

Sec. 34-776. - Uses.

The uses allowed within this district are those designated within the matrix set forth within [section 34-796](#).

(5-19-08(3))

Sec. 34-777. - Height regulations.

The following height regulations shall apply to buildings and structures within the central city corridor district, except as provided within [section 34-778\(a\)](#) (stepback requirement):

- (1) *Minimum:* Thirty-five feet.
- (2) *Maximum height:* Fifty feet. Additional height, up to eighty feet may be allowed pursuant to a special permit issued by city council, subject to streetwall regulations.

(5-19-08(3))

Sec. 34-778. - Streetwall regulations.

(a) *Stepback requirement.*

- (1) The maximum height of the street wall of any building or structure shall be forty-five (45) feet. After forty-five (45) feet, there shall be a stepback of at least ten (10) feet along seventy (70) percent of the length of the street wall.
- (2) When any facade of a building or structure faces an adjacent low-density residential district the maximum height of such facade shall be forty-five (45) feet. After forty-five (45) feet there shall be a minimum stepback of ten (10) feet along at least seventy (70) percent of the length of such facade.

(b) *Setbacks.*

- (1) *Primary street frontage:* No minimum required; fifteen (15) feet, maximum. Fifty (50) percent of the area within any such setback shall consist of a landscaped buffer, S-1 type (refer to [section 34-871](#)). In circumstances where a building will have frontage along more than one (1) primary street, these setback requirements shall apply only to the primary street having the highest functional classification rating; the other primary street(s) shall be deemed linking streets for purposes of determining the required setbacks under this section.
- (2) *Linking street frontage:* Five (5) feet, minimum; twenty (20) feet, maximum. Fifty (50) percent of the area within any such setback shall consist of a landscaped buffer, S-1 type (refer to [section 34-871](#)).
- (3) *Side and rear, adjacent to any low density residential district:* Twenty (20) feet, minimum.
- (4) *Side and rear, adjacent to any other zoning district:* None required.

(5-19-08(3))

Sec. 34-779. - Buffer regulations.

Adjacent to any low density residential district, side and rear buffers (S-2 type) shall be required, ten (10) feet, minimum (refer to [section 34-871](#)).

(5-19-08(3))

Sec. 34-780. - Density.

- (a) *Mixed use.* For a mixed use building or development wherein twenty-five (25) percent or more of the gross floor area of the building or development is designed and occupied for non-residential use, residential density shall not exceed forty-three (43) DUA.
- (b) *Other residential development.* Residential density shall not exceed twenty-one (21) DUA; however, up to one hundred twenty (120) DUA may be allowed by special permit.

(5-19-08(3); 9-15-08(2))

Sec. 34-781. - Mixed-use developments—Additional regulations.

At least twenty-five (25) percent of the gross floor area of a mixed-use building or development must be designed and occupied for non-residential use.

(5-19-08(3))

Sec. 34-782. - Additional regulations.

- (a) Off-street loading area may not face any public right-of-way.
- (b) No loading or unloading shall be allowed between 10:00 p.m. and 8:00 a.m. on the following day.

(5-19-08(3))

Secs. 34-783—34-795. - Reserved.