

Chapter 90 – Zoning and Growth Management

Article VI. – Zoning Districts

Section 90-182 – CO Corridor Overlay District.

- A. *Purpose.* In recognition of these visually or otherwise sensitive areas, this district has been established in order to regulate development along particular (transportation) corridors in close proximity to the gateways of the City. Of particular concern along these corridors are continued visibility, protection of existing natural resources, residential areas, and landscaping.
- B. *Creation of Overlay.*
- (1) The requirements of this section shall be considered an overlay to the underlying zoning district designations as shown on the official zoning map. As overlay regulations, this section shall be supplemental to the underlying zoning district requirements contained in the Zoning Ordinance. In the instances where the specific requirements of this section and other sections are different, the most restrictive regulation shall apply.
 - (2) The corridor overlay district shall be located along the following routes, in both directions, in their entirety within the jurisdiction of the City of Rincon. The boundary of the district shall consist of a line five hundred (500) feet from the edge of the right-of-way, on both sides of the road, and running parallel to that right-of-way. The entire area within these lines shall constitute the corridor overlay district.
- C. *Routes comprising the corridor overlay district.*
- (1) Fort Howard Road from the intersection of Route 21 to the City Boundary.
- D. *Existing structures and land uses.*
- (1) The provisions of this article shall apply only to structures constructed and land uses established or modified after the effective enactment date of this ordinance.
- E. *Permitted Uses.*
- (1) The uses permitted in the corridor overlay district shall be the same as those permitted in the underlying zoning district except as prohibited below.
 - (2) All “clear-cut” areas shall be: replanted with trees during an accepted planting season; replanted through natural regeneration; or, reseeded for agricultural purposes, at a rate equal to or greater than the typical seeding requirements found in the erosion and sediment control ordinance, within one hundred twenty (120) days of the cessation of the timbering activities.
- F. *Prohibited Uses.*
- (1) The following use types and uses shall be prohibited within the corridor overlay district:
 - a) Service Stations, Convenience Stores, Automobile Repair;

- b) Scrap and Salvage Services;
- c) Commercial Entertainment Services; and
- d) Motels or Hotels.

G. Site Development Regulations.

(1) Parking

- a) Any parking area adjacent to any street shall have a landscaping buffer of ten (10) feet between the street and parking area.

(2) Buffers

- a) Adjacent Use Buffers. The required buffer for commercial uses adjacent to residential zones shall be thirty (30) feet with the following options:
 - 1. Overstory trees: 5 every 100 linear feet.
 - 2. Understory trees: 6 every 100 linear feet.
 - 3. Evergreen shrubs: 25 every 100 linear feet and at least 6 feet high at maturity.
 - 4. At least 50% of all trees must be evergreen.

- b) Adjacent Street Buffers. Unless expressly exempted or modified in this subsection, development shall provide a buffer along adjacent streets with the following options:

- 1. Width: Ten (10) feet.
 - a. Overstory trees: 2 every 100 linear feet.
 - b. Understory trees: 4 every 100 linear feet.
 - c. Evergreen shrubs: 10 every 100 linear feet.

- c) Location of Buffers. Buffer areas shall be located between the property boundary and all development on the site, but not necessarily within the minimum setback.

d) Existing Vegetation

- 1. If a buffer area has existing trees, they shall be preserved and be used as part of the buffer to comply with the buffer standards of this Ordinance. Where groupings of native shrubs are present, their preservation with minimum disturbance is required. Any clearing or other work in buffers must have the prior approval of the Zoning Administrator.
- 2. In order to preserve existing vegetation and to restrict activities within a buffer, protective fencing shall be installed in accordance with Tree and Buffer Protection During Development Activity.
- 3. Existing vegetation that is preserved shall not be limbed up from the ground more than five (5) feet to the lowest branches, except:
 - a. Vegetation at intersections may be limbed up to a greater height to ensure compliance with sight distance; and
 - b. If understory planting is proposed, the Zoning Administrator may allow existing vegetation to be limbed

up to a height that will provide adequate sunlight to plants.

4. The removal of invasive species shall be allowed with an approved replanting plan, if needed.
- e) Development Within Required Buffers. Development is prohibited within required buffers except in accordance with this subsection:
1. The following activities may occur in required buffers, unless expressly prohibited elsewhere in this ordinance.
 - a. Street or driveway access, provided it runs approximately perpendicular to/from the adjacent street right-of-way or common property line.
 - b. Walkways, pathways, trails, benches, bike racks, and other elements associated with passive recreation or the provision of continuous pedestrian and bicycle connections between adjoining properties, provided all landscaping required, is provided and the Zoning Administrator determines that installation or maintenance of such elements will minimize impacts to required vegetation to the maximum extent practicable.
 - c. Lighting fixtures.
 - d. Service and utility lines and minor facilities (e.g. water, sanitary sewer, electrical, telephone, natural gas, cable, storm drainage lines, utility boxes and pedestals), subject to the following standards:
 - i. Such lines generally shall run approximately perpendicular to/from the adjacent street right-of-way or common property line. If they must be installed approximately parallel to the street right-of-way or property line, the easement for the lines may be included as part of a required buffer if the easement allows the vegetation or structures necessary to meet buffer screening requirements and provides the requisite visual separation in a manner that is aesthetically acceptable; otherwise, additional buffer width shall be required to provide the space needed for the required buffer screening.
 - ii. Permission for easement and right-of-way disturbance and clearings for such utility and service lines and facilities shall be more favorably considered when such activity is consolidated with vehicular access routes.

2. The following features and activities are allowed within adjacent street buffers only:
 - a. Signage, to the extent permitted by the Ordinance.
 - b. Clearing for sight distances at permitted entrances and exits to any development as required to provide for reasonable traffic safety.
 - c. Fountains, plazas, sculptures, and similar features that are part of publicly owned facilities.