



Corridor Overlay Requirements

6.03. CORRIDOR OVERLAY DISTRICT

6.03.01. Intent.

Recognizing the special nature of certain thoroughfares and the impact of the appearance of such corridors and their importance to the local economy, the intent of the Corridor Overlay District is to establish minimum standards for building development, design and orientation, site development, signage, and landscaping to ensure that development is aesthetically pleasing and economically viable.

Furthermore, the purpose of these regulations is to ensure creativity and compatibility of the planning and design among land uses in the corridor. These regulations have been developed with consideration of the character of the corridor to ensure quality development and redevelopment, to conserve the value of a property and to enhance the investment in property within the corridor.

REQUIREMENTS

6.03.02. - Applicability.

A. Major Corridors. The regulations of the Major Corridor Overlay District apply to all lots, parcels, tracts, and portions thereof within 300 ft of the right-of-way line of the major corridors as shown on the Official Zoning Map.

B. Minor Corridors. The regulations of the Minor Corridor Overlay District apply to all lots, parcels, tracts, and portions thereof within 250 ft of the right-of-way line of the minor corridors as shown on the Official Zoning Map.

Table 6-7 Major and Minor Corridors

Refer to the Zoning Map for boundaries

Major	Minor
<ul style="list-style-type: none">● US 31● I-65● AL 119● AL 261● Hwy 17● Hwy 11 (From Hwy 52 to City Limits)● Hwy 52 (From US 31 to Hwy 11)	<ul style="list-style-type: none">● Amphitheater Rd● Applegate Pkwy● Business Park Dr● Commerce Blvd● Huntley Pkwy● Hwy 11 (East of Hwy 52)● Hwy 35 (From Hwy 52 to CR 361)● Hwy 52 (West of US 31)● Metro Parkway● Oak Mountain State Park Rd● Oak Park Dr● Old Montgomery Hwy● Southgate Dr

C. These regulations apply in addition to the regulations of the underlying zoning district.

D. No structure or land may hereafter be location, extended, converted, or structurally altered without full compliance with the terms of this Section and other applicable regulations.

E. The uses permitted in the underlying zoning district are not affected by such overlay district designation.

F. Detached single-family and duplex residential properties are exempt from the requirements of this section except as specified in Section 6.03.04.

6.03.03. Submission requirements.

For any building permit application, a site plan and accompanying information must be submitted to the Zoning Official for review and approval. The site plan must be drawn to scale no smaller than one inch equals 50 ft and must include all information specified in Appendix A-5.

6.03.04. General Standards.

The following standards apply in the Major and Minor Corridor Overlay Districts.

REQUIREMENTS

A. Site design.

1. Loading and service areas may not face public rights-of-way. Service and loading areas, outdoor storage areas, trash receptacles, utility equipment, mechanical units, satellite dishes and similar appurtenances must be screened in accordance with section 10.02 Screening.
2. Screening walls and fences must be compatible in color and materials to that of the principal building.
3. The outdoor display of sales merchandise may not be visible from public rights-of-way.
4. Mechanical units must be ground-mounted whenever possible. Mechanical units, whether roof-mounted or ground-mounted, must be screened from view from public rights-of-way. See also Section 10.02 Screening.
5. Other than multifamily, residential lots may not front on a major or minor corridor. They must be designed as reverse frontage lots or be separated from the corridor by parallel street. The following are required for reverse frontage developments:
 - a. A no-access reserve strip must be provided as necessary to prevent direct access to the lots from the major or minor corridor.
 - b. Residential lots must be screened from the corridor. The screen must include a fence or wall in accordance with Section 10.05 Design Standards for Fences. Between the fence or wall and the corridor, one shade tree must be planted per 40 ft of corridor frontage.

B. Building design and orientation.

1. Buildings must be oriented so that the building's main entrance fronts the corridor. At least 60% of the building's overall width must be along the front building line.
2. Building Materials and colors
 - a. To prolong the life of buildings, reduce the need for periodic maintenance and maintain a character, which is commensurate with the public interest, at least 75% of exterior building materials on each building elevation visible from public rights-of-way must be one or more of the following: brick, stone, glass, wood, stucco, imitation stucco, precast concrete, poured concrete, or split-face concrete block.
 - b. There must be at least one principal material per facade. No single subordinate material may be applied to more than 25% of any facade.
 - c. The following materials are prohibited on building elevations visible from public rights-of-way: rib and R-panel metal siding.
 - d. Changes in exterior materials may not occur within six feet horizontally of outside corners
 - e. There must be at least one principal color per facade. No single subordinate color may be applied to more than 25% of any facade.
 - f. Stripes and other patterns created through changes in color may not be applied to large areas of the facade. Such patterns are limited to horizontal or vertical bands no greater than five feet in their least dimension. This does not apply to signs, mortar joints, masonry color blends or to natural variations in wood siding.
3. Nonstructural awnings, covered with cloth fabric, or rigid metal, may not project more than seven feet from the building wall, may not be lower than eight feet nor higher than 14ft above grade level, and may not be internally illuminated.

C. Parking and Access.

1. Off-Street parking must be provided in accordance with Article 9 Parking and Loading. However, parking may not exceed 105% of the parking required in section 9.02 Parking Requirements.
2. The location and design of driveway access to public streets must comply with Section 3.07 Street Access.

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D. Landscaping. Landscaping and buffers must be provided in accordance with Article 10 Landscaping and Buffers, and the following:

1. For parking area exceeding 25 spaces, landscape islands must be provided for each ten parking spaces per row. Each island must contain at least one shade tree.
2. Vehicular use areas must be separated from rights-of-way and from abutting properties by landscaping as follows:
 - a. Front landscape stripes must be at least ten feet deep measured perpendicular to the right-of-way line, planted with one shade tree per 30 linear ft of lot frontage, and supplemented with a continuous row of shrubs.
 - b. Perimeter landscape strips must be planted with one shade tree per 30 linear ft in addition to the applicable requirements of Section 10.04.04 Perimeter Landscaping.
 - c. Required trees must be one or more of the species listed in Table 10-3 and must be spaced as evenly as practicable.

E. Fences and walls.

1. Fences must be made of masonry, ornamental metal, durable wood, vinyl that is designed and fabricated to appear as woo, or a combination of these materials. Chain link, plastic or wire fencing may not be used in locations visible from public rights-of-way.
2. Evergreen shrubs must be provided on the right-of-way side of any solid fence visible from public property.
3. Retaining walls visible from public rights-of-way
 - a. The exterior surface of retaining walls must be compatible with the architecture and site design of the property.
 - i. Retaining walls may not be poured in place concrete.
 - ii. Concrete block must be split-face, ribbed, stamped or similar decorative type of block. Integral colored concrete block may be used provided more than one color is used, such as in a brick blend or other decorative pattern or design. Painted concrete block does not meet this requirement.
 - b. Landscaping plants must be provided at the base of retaining walls which exceed eight feet in height and are visible from public right-of-way.

F. Exterior lighting.

1. Electric service to lighting fixtures must be underground.
2. The intensity, location, and design of lighting must be such that not more than one foot candle of light is cast upon adjacent property of the public right-of-way. Light fixtures must be designed to cast light downward. Where necessary, cutoff devices must be used to minimize glare off-premises.
3. Light poles may not exceed 20 ft in height.
4. Wooden light poles are prohibited.
5. Light poles and fixtures must be compatible with the architecture of the principal buildings.
6. Flashing, blinking, or intermittent lights, or bare neon tubing, are prohibited.

REQUIREMENTS

G. Grading and drainage.

1. Except for retaining walls, smooth topographic transition must be provided throughout the site and between properties. Grades may not exceed a slope of three horizontal to one vertical.
2. Crushed granite and limestone may not be used for slope stabilization in the public right-of-way nor in areas visible from the public rights-of-way.
3. All slopes must be stabilized with grass or other evergreen groundcover or other vegetation prior to the issuance of a certificate of occupancy.
4. In areas that are visible from the public right-of-way, subsurface drainage structures and grass swales may be used to manage stormwater. Open ditches are prohibited.
5. To the degree practicable, stormwater basins must be located away from public view. Where visible from public view, frontage landscaping, as required for vehicular areas, must be provided to screen stormwater basins. Fencing must be in accordance with section 6.03.04.E Fences and Walls. Screening is not required for retention basins that are designed to appear as natural water features.

H. Signs. Signs must comply with Article 9 Signs and the following:

1. Freestanding signs must be monument-type. Signs may not be mounted on poles or similar supports.
2. Color and lighting of all signs must be compatible in color and materials to that of the principal building on the premises. One or more of the exterior materials of the principal building must be incorporated into the sign base or other components of the sign.
3. Wall Signs
 - a. Wall signs may be used on no more than two building elevations.
 - b. Wall signs may not be larger than 20% of the area of the primary facade of the establishment.
4. Off-premise signs are prohibited.
5. Electronic Message Displays. When included on freestanding signs, electronic message displays may not exceed 50% of the total copy area of the sign face.

6.03.05. Major Corridor Standards.

1. Off-street parking forward of the front building line is limited to one single-loaded aisle. This restriction does not apply if developed properties on both sides of the subject property have more parking than a single-loaded aisle forward of the front building lines. In such cases, the Zoning Official may modify the maximum front setback, but only as necessary to accommodate one double-loaded parking aisle.
2. Buildings must be set back at least 25 ft but not more than 75 ft from the front lot line.

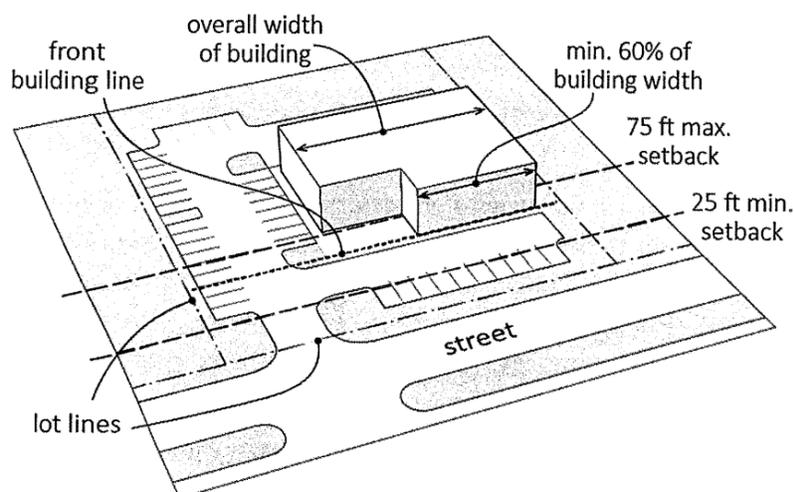


Figure 6-2 Building placement standards

REQUIREMENTS

3. Freestanding signs: See Table 6-8 for maximum sign height and area.
4. At least 20% of the area of the street facade must be fenestration. Opaque garage doors do not count toward this requirement.

Table 6-8 Freestanding Sign Height and Area

	Single-tenant	Multi-tenant
Major Corridor		
Maximum Height	6 ft plus one additional foot per 2,000 sf GFA over 3,000 sf to a maximum of 20 ft	6 ft plus one additional foot per 2,000 sf GFA over 3,000 sf to a maximum of 20 ft
Maximum Sign Area	120 sf	150 sf
Minor Corridor		
Maximum Height	6 ft plus one additional foot per 2,500 sf GFA over 2,500 sf to a maximum of 15 ft	6 ft plus one additional foot per 2,000 sf GFA over 3,000 sf to a maximum of 15 ft
Maximum Sign Area	90 sf	120 sf

6.03.05. Minor Corridor Standards.

1. Off-street parking is prohibited forward of the front building line. Driveways for drive-through facilities may not cross between the building and front property line.
2. Buildings must be set back at least 15 ft but not more than 50 ft from the front lot line. The maximum setbacks does not apply to residential uses on reverse frontage lots.
3. At least 30% of the area of the street facade must be fenestration. Opaque garage doors do not count toward this requirement.
4. Awnings may not be longer than 40 ft.
5. Freestanding signs: See Table 6-8 for maximum sign height and area.

6.03.07 Alterations to Developed Properties. When a permit is request for work on an existing building or site improvements of a developed property, the building, site or both must be made to conform to Corridor Overlay District requirements in accordance with the following provisions. It is intended that these provisions be administered and interpreted so that the conditions required for approval of a permit are reasonable and proportionate to the cost of the work otherwise intended to be performed by the applicant.

1. The application must provide estimated costs for all work proposed on existing structures and for all proposed site work, including but not limited to parking, signs, lighting, landscaping and fences.
2. For building permits in which the work to be performed exceeds 50% of the total appraised value of the property, as determined by the Shelby County Tax Assessor, the entire premises must be made to conform to all applicable requirements of the Corridor Overlay District and all other applicable requirements of this Ordinance. Conformance to maximum setback requirements may be waived if the work does not include additions or other changes to the building footprint.
3. If the work to be performed will be less than 50% of the total appraised value of the property, the following provisions apply:

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a. Street Facades

- i. All changes to street facades must conform to the applicable material and fenestration standards of the Corridor Overlay District. Any street facade proposed to be changed must be made to conform to such standards to the extent practicable as determined by the Zoning official. No proposed changes will be permitted that decreases conformity of a street facade. For example, an altered facade may not contain a lower percentage of required materials or fenestration than on the existing facade.
- ii. Existing street facade materials must be repaired of any defect or damage identified by the Zoning Official or replaced with conforming materials. No existing prohibited materials may be replaced with the same or other prohibited materials.
- iii. Any flashing, blinking or intermediate lights or bare neon tubing on a street facade, including on a wall sign, must be replaced, removed or otherwise made to conform.

b. Building additions

- i. If the principal building will be expanded by more than 20%, each street facade must be made to conform to material and fenestration standards, regardless of where the building expansion takes place.
- ii. Building additions must increase conformity with building orientation and maximum setback requirements to the extent practicable. For example, additions to buildings that do not conform to the maximum setback and building orientation requirement should occur along the front of the building to increase conformity to such requirements.

c. Site Improvements. The following provisions apply when site improvements are proposed on a developed site that does not conform to site design standards required by this Section or elsewhere in this Ordinance:

1. If the site work to be performed exceeds 50% of the total value of the land, as determined by the Shelby County Tax Assessor, the site must be improved to conform to all applicable requirements.
2. Any flashing, blinking or intermediate lights or bare neon tubing on a freestanding sign or elsewhere on the site, if visible from public view must be replaced, removed or otherwise made to conform.
3. Vehicular area landscaping must be provided or made to conform in accordance with Section 10.04.02 General Requirements.
4. If the site work to be performed will be less than 50% of the total value of the land, then the Zoning Official will require that portions of the site be made to conform according to the following order of importance and provided such requirements do not exceed 50% of the cost of the site work initially proposed in the permit request:
 - a. Screening, which may include relocation of applicable site elements away from public view
 - b. Frontage landscaping for vehicular area
 - c. Freestanding signs
 - d. Replacement or removal of existing fences or walls visible from public view if nonconforming or repair, when required, of such fences or walls that otherwise conform to the standards herein
 - e. Interior landscaping for vehicular areas
 - f. Exterior, freestanding lighting
 - g. Buffer plantings
 - h. Wall signs
 - i. perimeter landscaping for vehicular areas
 - j. Any other required landscaping plantings

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- h. Wall signs
- i. perimeter landscaping for vehicular areas
- j. Any other required landscaping plantings

d. If the proposed work is not accordance with the requirements herein or altered to comply with such requirements, to the satisfaction of the Zoning Official, the requested permit may only be issued upon approval by the Board in accordance with Section 12.05 Special Exceptions.