

Sec. 146-101. - CC - Corridor Commercial overlay district (suffix).

- (a) Purpose. The CC Corridor Commercial overlay district is designed to provide standards for the development of non-residential structures that are generally recognized as needing to be of greater height than non-residential structures are otherwise allowed by the base zoning districts contained within this zoning ordinance. These taller structures will generally be located along and within close proximity to the major regional highways passing through the city: University Drive (U.S. Highway 380); Central Expressway (U.S. Highway 75); and, the Sam Rayburn Tollway (State Highway 121). These CC overlay district standards recognize these major regional highways as an economic development engine that may be utilized to leverage a diverse and sustainable non-residential tax base for the city.
- (b) Intent. It is not the intent of the CC overlay district to replace the zoning regulations governing the use on any individual parcel of property. Instead, these regulations are meant to supplement the existing zoning district regulations on individual parcels of property within the overlay district. Examples of this intent are provided below:
- (1) If the existing underlying zoning regulations or existing base zoning district on a particular property (the "governing zoning district") allow a five story building height but the CC overlay district designates the property as only allowing a maximum building height of three stories, a maximum building height of five stories shall be permitted. Conversely, if the governing zoning district allows a three story building height but the CC overlay district designates the property as allowing a maximum building height of five stories, a maximum building height of five stories shall be permitted. More specifically, it is the intent of the CC overlay district that the more permissive provision regarding maximum building height regulations shall be applicable save and except in the areas designated as part of the suburban subzone.
 - (2) If the property is zoned PD Planned Development district and the governing zoning district specifies architectural design regulations, the PD regulations shall be applicable except where they conflict with the architectural design requirements of the CC overlay district. If a conflict between the governing PD zoning district and the provisions of the CC overlay district exist, the provisions of the CC overlay district shall prevail.
- (c) Areas encompassed. The areas regulated by these standards shall include certain properties generally located within four subzones described as follows:
- (1) Suburban subzone. This subzone will not allow any increase in the maximum building heights allowed by a specific property's governing zoning district and is intended to protect and maintain the residential

character of the area by limiting the allowable building heights to those specified within the property's governing zoning district.

- (2) Low rise subzone. This subzone will generally allow minimal increases in the maximum building heights allowed by a specific property's governing zoning district.
- (3) Mid rise subzone. This subzone will generally allow moderate increases in the maximum building heights allowed by a specific property's governing zoning district.
- (4) High rise subzone. This subzone will generally allow substantial increases in the maximum building heights allowed by a specific property's governing zoning district.

The official boundaries of the CC overlay district and its four subzones shall be as delineated on the official boundary map contained in appendix c, section C-3, of this chapter.

(d) Applicable regulations. All development regulations specified by a particular property's governing zoning district, including planned development regulations, shall be applicable, except that in the event a governing zoning district's regulations conflict with the standards of the Corridor Commercial overlay district, the more permissive regulations shall control save and except in the areas designated as part of the suburban subzone.

(e) Space limits.

(1) Maximum height of non-residential buildings:

- a. Suburban subzone: The maximum building heights as specified by the property's governing zoning district shall be applicable. More specifically, this overlay district shall not allow any increase in building height beyond the maximum heights as prescribed by the property's governing zoning district.
- b. Low rise subzone: Three stories.
- c. Mid rise subzone: Six stories.
- d. High rise subzone: 12 stories.

(2) Minimum non-residential building setbacks: Same as the minimum setbacks required by the governing zoning district regulations.

- (3) Maximum non-residential lot coverage: Same as the maximum lot coverage required by the governing zoning district regulations, except that there is no maximum lot coverage for buildings four or more stories tall.
 - (4) Maximum non-residential floor area ratio: Same as the maximum floor area ratio required by the governing zoning district regulations, except that there is no maximum floor area ratio for buildings four or more stories tall.
- (f) Architectural and site standards. All non-residential buildings in non-residential zoning districts that are four or more stories in height shall not be required to satisfy the minimum standards for approval as prescribed in section 146-139(l)(3) of this chapter, and shall be approved if all of the following criteria are met:
- (1) Each wall of each building shall be finished with masonry as specified herein. Acceptable masonry finishing materials are brick, stone and/or synthetic stone materials including, but not necessarily limited to, slate, flagstone, granite, limestone, and marble.
 - a. Each wall on buildings four to six stories in height shall be finished with at least 25 percent masonry;
 - b. Each wall on buildings seven to nine stories in height shall be finished with at least 10 percent masonry; and
 - c. No masonry finishing materials shall be required on buildings over nine stories in height.
 - (2) The balance of any exterior finishing materials shall be stucco, EIFS, architectural concrete masonry units (CMU), concrete tilt wall construction, and/or glass curtain wall systems. In addition, up to a maximum of 20 percent of the exterior finishing materials may include approved architectural metal finishing materials including, but not limited to aluminum bonded panels or metal accents (not including corrugated metal).
 - (3) The maximum reflectivity of all exterior glass shall be less than or equal to 27 percent.
 - (4) The colors of 100 percent of total exterior building surfaces (exclusive of glass and architectural metal finishing materials) shall be neutrals, creams, pastels, or deep, rich, non-reflective natural or earth-tone colors (including approved finishing materials). Examples of acceptable colors include, but are not limited to burgundy, forest green, navy blue, eggplant, rust, or ochre. Subtle variations of such colors shall also be permitted.