

## Subchapter 3: Zoning Districts

### 3.4 Corridor Districts

#### 3.4.1 SC - Suburban Corridor

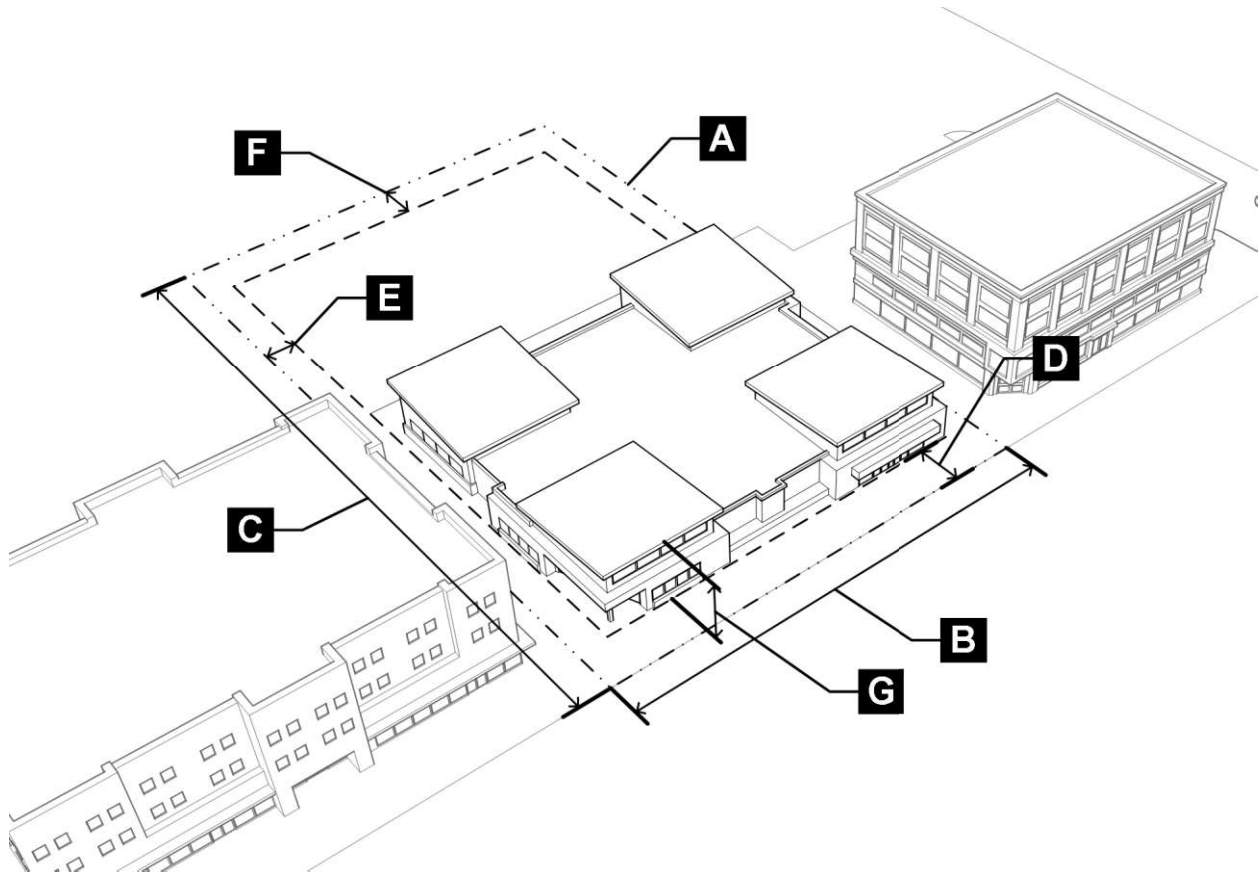
## 3.4 Corridor Districts

### 3.4.1 SC - Suburban Corridor

#### A. Purpose

The SC district is intended to provide moderate- to high-intensity commercial, office, and retail uses along high-traffic corridors. The SC district provides elevated building and landscape design, buildings oriented to the street, and appropriate buffering from adjacent neighborhoods. While the SC district is primarily auto-oriented, it provides a safe environment for pedestrians and cyclists.

Figure 3.4-A: SC District Dimensional Standards



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### 3.4 Corridor Districts

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#### B. SC District Dimensional Standards

Table 3.4-A: SC District Dimensional Standards			
Dimensional Standards			Additional Standards
LOT DIMENSIONS (MINIMUM)			
A	Lot area	10,000 sq ft	3.7.2A <i>Minimum Lot Dimensions</i>
B	Lot width	None	
C	Lot depth	None	
SETBACKS (MINIMUM)			
D	Front yard	20 feet	3.7.3: <i>Setbacks</i>
E	Side yard	5 feet [1]	
F	Rear yard	10 feet [1]	
OTHER STANDARDS			
G	Building height (maximum)	55 feet [1]	3.7.5: <i>Building Height</i>
	Building coverage (maximum)	80 percent	3.7.6: <i>Building Coverage</i>
Notes:			
[1] Buildings adjacent to a Residential zoning district shall comply with the standards in Subsection 7.10.6: <i>Building Height in Transition Areas</i> .			