

## **18-0224 – Corridor Overlay District**

### **(1) Purpose**

The purpose of Corridor Overlay District for transportation corridors identified herein is to promote and protect the public health, safety and welfare by providing for consistent and coordinated treatment of properties bordering and within the identified transportation corridors in the City of Grand Forks, North Dakota, and in the City of Grand Forks Extraterritorial Zoning Jurisdiction (ETZ). The overlay district is intended to serve as a tool for implementing the development policies and guidelines set for the transportation corridors identified in the 2035 Land Use Plan. The identified corridors are important transportation corridors, and will continue as such with future growth of the city. These transportation corridors are expected to carry significant volumes of traffic, making development along these transportation corridors highly visible to the traveling public. Therefore, it is the purpose of this District to ensure high aesthetic quality of development along these important transportation corridors through:

- (A) The establishment of high standards for buildings, landscaping, and other improvements constructed on the properties bordering and within the identified transportation corridors; and
- (B) The establishment of development requirements which will encourage substantial capital investments for the development of those properties and promote the quality, scale, and character of development consistent with existing and planned uses bordering and within the identified transportation corridors.

### **(2) Corridor Overlay District Boundaries**

The boundaries of the Corridor Overlay Districts are hereby established as follows:

- (A) All structures that are within 400 feet of either side of the right-of-way (existing or future if additional right-of-way is required, whichever is greater) for the following identified corridors:
  - 1. Medium Speed Roadway Corridors
    - a. South Columbia Road, from 32<sup>nd</sup> Avenue S to Merrifield Road
    - b. South Washington Street, from 32<sup>nd</sup> Avenue S to Merrifield Road
  - 2. High Speed Roadway Corridors

- a. Gateway Drive from Columbia Road, west to the edge of the City's ETZ
- b. 32<sup>nd</sup> Avenue S from County Road #5 to I-29
- c. Merrifield Road from the Red River, west to the edge of the City's ETZ
- d. South Columbia Road from Merrifield Road, south to the edge of the City's ETZ
- e. South Washington Street from Merrifield Road, south to the edge of the City's ETZ
- f. County Road #5 between Gateway Drive, south to the edge of the City's ETZ
- g. North Washington Street from Gateway Drive, north to the edge of the City's ETZ
- h. DeMers Avenue from I-29, west to the edge of the City's ETZ
- i. The entire I-29 corridor within the City's ETZ

**(3) Permitted Uses**

The overlay district provisions apply to any base zoning district set forth in this chapter that exists within the defined overlay area. Permitted uses shall be subject to the provisions of this section and shall be further subject to requirements of the applicable base zoning district.

**(4) Application and Exemptions**

- (A) These standards apply to sites (including all principal and accessory buildings) that are within the Corridor Overlay District unless otherwise specified herein, and apply to all use categories.
- (B) Farm structures are exempt from these requirements provided they meet the base zoning district requirements.
- (C) Existing single-family structures are exempt from these requirements provided they meet the base zoning district requirements.
- (D) Expansions to buildings that exist on the date this ordinance is adopted are exempt from the requirements of this ordinance for any building additions that do not exceed twenty-five percent (25%) of the existing building square footage. If

multiple building expansions are conducted after the adoption of this ordinance, the expansion that causes the total square footage of expansions to reach or exceed a 25% expansion of the original building square footage shall thereafter be required to conform with the requirements of this chapter.

- (E) If overlapping regulations appear in other sections of this Land Development Code, those regulations stated herein shall take precedence.
- (F) Unless otherwise noted in this Section, the standards of the underlying base zoning districts shall apply.
- (G) The applicant may appeal these requirements, provided that the site is screened so that the requirements of this section would not be visible from the right-of-way of the corridor. An appeal may also be requested for developments of at least 20 acres with an approved design theme. The appeals process as shown in Section 18-0224 (5) (E) shall be followed.

**(5) Standards**

**(A) Building Design**

1. Building design shall incorporate materials to convey permanence, substance, timelessness, and restraint, with low maintenance. Each building shall be constructed with one or more of the following material(s) consisting of at least fifty percent (50%) of the exterior materials, selected with its own natural integrity.
2. Any exterior building wall visible from the corridor shall be constructed of one or more of the following (minimum of 50%):
  - a. Clay or masonry brick
  - b. Customized concrete masonry with striated, scored, or broken faced brick type units (sealed) with color consistent with design theme.
  - c. Poured in place, tilt-up, or precast concrete. Poured in place and tilt-up walls shall have a finish of stone, a texture, or a coating.
  - d. Architectural flat metal panels or glass curtain walls.
  - e. Stucco or Exterior Finish Insulation Systems (EFIS).
  - f. Natural stone.



- canopies, overhangs, peaked roofs, paving materials, planters, landscaping features, and outdoor seating areas.
9. Roof-mounted and ground mounted mechanical equipment shall be fully screened from the identified corridor. Penthouses for mechanical equipment shall be incorporated into the building façade design, consistent with the exterior building design requirements.
  10. Exterior mechanical equipment shall be shielded in a manner that protects adjacent properties from noise levels.
  11. To assist in the interpretation of the above regulations the Planning Department shall maintain a catalog of approved building designs and materials as a reference.

**(B) Multi-building or Mixed Use Projects**

1. Prior to issuance of a building permit on a multi-building development, the applicant shall submit plans that demonstrate the use of consistent design elements throughout the project. Subsequent building permits shall conform to the design elements presented.
2. Multi-building developments shall include prominent focal points, which shall include, but not be limited to architectural structures, art, historical and/or landscape features. These features shall be located at, or visible from, vehicular and pedestrian entrances to the site.
3. In keeping with the scale of development typical of the identified roadways, multiple family residential developments along identified corridors shall consist of sites that are a minimum of five acres in size.
4. Free standing garage clusters of multiple family residential sites shall not be placed along the corridor overlay districts.

**(C) Site Design**

1. Building and Parking Setbacks
  - a. Buildings on sites located at major intersections along the identified corridor (i.e. at intersections with designated future arterial roadways or traffic corridors as identified herein) shall be sited in the corner of the intersection with reasonable setbacks, with parking areas in the rear or side yard.
  - b. The Planning Director shall consider all site design proposals with the requirements set forth herein and the criteria and

standards set forth below. In those instances in which a prevailing setback has previously been established, the Planning Director may require compliance with the prevailing setback rather than the provisions set forth below.

**Table 18-0224(5)(C)  
Building Setbacks**

Criteria		Standards	
		Medium Speed Roadway	High Speed Roadway
Building Setback from Identified Corridor	Commercial, no adjacent corridor parking	30 feet min 40 feet max	35 feet min 45 feet max
	Industrial, no adjacent corridor parking	30 feet min	35 feet min
	Residential, no adjacent corridor parking	75 feet min	75 feet min
Maximum Building Setback from Identified Corridor	Commercial with adjacent corridor parking	100 feet	110 feet
	Residential, with adjacent corridor parking	120 feet	145 feet

2. Natural Features

Significant natural or existing features, such as drainage swales, existing trees, and shelterbelts, shall be incorporated into the site design to the extent that retention of the feature allows reasonable use of the site, as determined by the Planning Director.

3. Functional Site Elements

- a. Trash enclosures and trash compactors shall be located such that they are not visible from the identified corridor.
- b. Outdoor storage shall be located such that it is not visible from the identified corridor, by placing the outdoor storage on the opposite side of the building from the identified corridor, or by placing outdoor storage in an enclosed area that has the appearance of being integral to the building. All outdoor storage shall be fully screened from view through the use of an opaque decorative fencing material or architectural screen walls.
- c. Loading and delivery areas shall not be located along the side of the building that fronts on the identified corridor. Such areas shall be screened from view through the use of landscaping or

architectural building elements that are consistent with the architecture and building materials used in the primary buildings.

- d. Contractor yards, service yards, heavy equipment, salvage, and items of a similar nature shall be located away from public street frontages and shall be screened with opaque fencing.
- e. Shopping cart drop-off sites shall be provided at regular intervals throughout parking lots of retail developments.

#### 4. Pedestrian Accommodations

- a. Pedestrian walkways shall be provided between building entrances/exits and parking areas, and within parking areas to provide a designated walking area, especially where there is a need to connect dispersed buildings with parking areas.
- b. Pedestrian walkways shall be provided between buildings and sidewalks or multi-use paths along adjacent streets.
- c. On multi-building sites and mixed use sites, the site design shall provide functional pedestrian spaces, plazas, and seating areas between or in front of buildings. Designs shall include some areas with weather protection, such as overhangs, awnings, and canopies to increase usefulness in a variety of weather conditions.
- d. Canopy shade trees, landscape features, and seating, or other pedestrian amenities near colonnades, storefronts, and pedestrian routes shall be incorporated into the site.

#### 5. Transit Use

- a. Prior to issuance of building permits on developments of 100 or more dwelling units or on non-residential developments of 50,000 square feet or greater, the applicant shall work with the Planning Director and Transportation Superintendent to determine if transit circulation or a transit stop is warranted within the development based on existing or future transit service and the roadway circulation pattern in the vicinity. If determined warranted, a bus circulation route shall be accommodated on on-site.
- b. Commercial structures of 100,000 square feet or greater shall provide an enclosed, climate protected transit shelter integral to

the front of the building if located on an existing or future transit route. The shelter shall be located such that it is close to the on-site bus stop. If, in the determination of the Planning Director and Transportation Superintendent, the more optimal location of the transit shelter is not integral to the building, a separate structure shall be provided on the site.

6. Lighting

- a. Pedestrian scale lighting fixtures shall be provided in areas designed for pedestrian activity (walkways, plazas, outdoor seating areas).
- b. Lighting fixtures shall coordinate and complement the general architectural style of the development.
- c. Lighting of an entire building face is prohibited. Lighting that accents entryways and other site focal points, such as significant architectural, landscaping, or artistic features shall be provided.

7. Stormwater and Drainage Elements

The stormwater requirements will be as identified in Article 12 of this Chapter of City Code.

**(D) Administration**

Submittal of plans. All plans for construction and renovation of structures within the district shall be submitted to the planning staff. The owner of the property to be constructed upon or renovated, or their authorized agent, shall submit two (2) full sized and to-scale plans and two (2) reduced copies of the necessary drawings to the planning staff.

**(E) Appeals**

Any applicant may appeal a decision of the Planning Director on the interpretation of the requirements herein. The appeal shall be filed with the Planning Director within ten (10) days following the decision.

- 1. The Planning Director will notify all property owners within four hundred (400) feet of the subject property prior to the Planning & Zoning Commission taking action on the appeal.
- 2. The Planning and Zoning Commission shall consider, at a minimum, section 18-0224 (1) prior to approving, approving with conditions, or denying the appeal.

3. The applicant or any property owner within four hundred (400) feet of the subject property shall have the right to appeal the decision of the Planning & Zoning Commission to the City Council.