

Sec. 86-73. - Interstate 35 Planned Corridor District (IC).

- (a) The purpose of the IC district is to create centers of activity including shopping, services, recreation, employment, housing and institutional facilities supported by and serving an entire region. It is intended for use on large tracts directly adjacent to Interstate 35. It is specifically envisioned to handle a mixture of commercial, residential and office uses within a planned, unified development concept. The service area of this type of development exceeds the boundaries of the city and is essentially regional or subregional in nature. The unique characteristics of this development are its high concentration of activity requiring extensive planning and engineering for ingress and egress to the development site coupled with the need for extensive off-street parking, loading and maneuvering areas. Developments with the IC district are planned and constructed as complete units on large tracts.
- (b) See schedule of uses in article X of this chapter for permitted and conditional uses.
- (c) General regulations of the IC district are contained in the table below:

IC DISTRICT

Minimum lot area*	three acre
Minimum lot width	None
Minimum lot depth	200 feet
Minimum front yard	five feet
Minimum side yard	15 feet
Minimum side yard, adjacent to SF district	15 feet plus one additional foot for each additional one foot in height above 15 feet
Minimum rear yard	ten feet
Minimum rear yard, adjacent to SF district	25 feet
Maximum lot coverage	75 percent
Maximum structure height	six stories
Maximum density/residential units per acre	18

*Except where land on the effective date of the ordinance from which this article is derived is less than three acres, then the property is exempt from the three-acre minimum lot area.

(d) Additional requirements:

- (1) All uses within this district shall be of a retail, service, multifamily or office character. A mixture of uses may be undertake provided they occur within a unified development project.
- (2) No more than 60 percent of a project may be retail in nature. The remaining 40 percent of the project must be either office or multifamily uses.
- (3) All businesses shall be conducted entirely within a building, with the exception of outdoor seating for a restaurant. Outside storage and/or display of any type shall be prohibited unless in accordance with the outdoor storage section of this article.
- (4) All exterior lighting designed for security, illumination, parking lot illumination or advertising shall be designed in such a manner as to ensure that is does not extend into adjacent residentially zoned properties.
- (5) Outdoor storage of trash receptacles shall be at the side or rear of the site and shall be totally encircled or screened by fence, planting or other suitable visual barrier.
- (6) If development within this district is configured as a pedestrian mall, either indoor or outdoor, sales from small stand-alone booths, kiosks, stands, carts or other display devices shall be permitted within the pedestrian walking areas of the mall. This zoning district is intended to permit the aggregation of a wide array of retail marketing activities to include arts and crafts. Sidewalk or interior mall displays and sales of these types of products and activities are permitted and encouraged.
- (7) If development within this district is configured as a pedestrian mall, the location of sidewalk-type cafes shall be permitted in pedestrian walkways.
- (8) See article VI of this chapter for parking requirements.
- (9) See article VII of this chapter for landscaping requirements.
- (10) See article VIII of this chapter for sign requirements.
- (11) A site plan meeting the requirements of article IX of this chapter shall be required for any construction in the IC district.

(Ord. of 4-21-2003, art. 3(E); Ord. No. 2010-0315-02, § 7, 4-19-2010)