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**Zoning Ordinance**  
**Article Four**

**Corridor Development**  
**Overlay District**

## Corridor Development Overlay District

### 4.1 Purpose

The purpose of this Article is to establish an overlay district to address the unique characteristics of the properties adjacent to the major transportation corridors in Madison County except in Planned Unit Development districts.

### 4.2 Intent

The major transportation corridors that traverse Madison County have unique traffic management needs, development pressures, and aesthetic characteristics that require the establishment of additional development standards to meet the County's goals and fulfill the purpose of this Ordinance. The intent of the CD-Corridor Development Overlay District is to require development along the County's corridors that is aesthetically consistent, responsive to development pressures, and proportional to the area's traffic management issues.

### 4.3 Overlay District Boundaries

The Overlay District shall apply to all property located within 150 feet of the right-of-way of all State and Interstate Highways passing through Madison County, and elsewhere as designated on the Madison County Official Zoning Map.

- A. **Applicability:** If any portion of a piece of property lies within the Overlay District, the requirements of this Article shall apply to the entire parcel.
- B. **Zoning Map:** The boundaries for the Corridor Development Overlay District are shown on the Official Zoning Map. The Corridor Development Overlay District is marked with a CD two-digit code and a pattern as designated on the Official Zoning Map's legend.

### 4.4 Applicable Permitted and Special Uses and Development Standards

- A. **Permitted Uses:** All uses permitted, not-permitted, and permitted as special uses in any underlying zoning district to which the Corridor Development Overlay District is applied shall be unaffected by the presence of the overlay district.
- B. **Development Standards:** All single and two-family residential and agricultural uses shall be exempt from the development standards of the overlay district and shall comply with the requirements of the standard district in which they are located. The overlay district development standards shall apply to all other uses as follows:
  - a. All development standards established by any underlying zoning district shall also apply if that district is included in the Corridor Development Overlay District unless alternate development standards are provided by this Article.
  - b. Properties located in the Corridor Development Overlay District shall also be subject to any additional development standards established in this Article.
  - c. In cases where development standards established by the underlying zoning district and the overlay district are inconsistent, the requirements of the overlay district shall apply.

### 4.5 Overlay District Development Standards

- A. **Signage:** Off premise freestanding signs as defined in this ordinance may not exceed 40 feet in height. All other free-standing sign may not exceed 15 feet in height, measured from ground level. Berms or other means used to elevate the sign above the ground level may be used, but shall be counted as part of the sign height. In no instance shall this provision be interpreted as prohibiting the placement of off-premise signs consistent with the requirements of Article 7, Sign Standards, of this

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Ordinance.

- B. **Building Orientation:** All primary structures shall face the front of the lot on which they are located. No loading docks, overhead service doors, or trash collection bins may be placed on or adjacent to any facade which faces a public street.
- C. **Outdoor Storage, Truck Dock, Mechanical Equipment, and Waste Containers:** Outdoor storage of unfinished products or supplies shall be prohibited. All outdoor storage of finished products and materials for sale, all trash and recycling containers and materials, all truck docks, and all mechanical equipment shall be completely enclosed.
- a. Stored materials, seasonal and other outdoor sales areas, mechanical equipment, and waste containers located on the ground shall be enclosed by a fence or wall constructed of like materials as the primary structure on the lot.
    1. The enclosure shall not exceed 8 feet in height.
    2. No stored products or waste containers or materials may exceed the height of the enclosure.
    3. An opaque wooden gate, painted consistent with the main color of the primary structure on the lot shall be provided at all access points to the enclosed area.
  - b. Mechanical equipment located on the roof shall be screened by a parapet or other building feature.
  - c. No area for the storage of waste materials shall be located within 20 feet of any public street right-of-way, public sidewalk, or internal pedestrian way.
  - d. All truck docks shall be screened from view from all public areas, including parking lots and adjacent public streets. The screening enclosure shall consist of a fence or wall constructed of like material as the exterior of the primary structure on the lot.
- D. **Building Materials:** The primary building material for all facades facing public streets shall be brick, natural or cut stone, pre-cast concrete, on-site tilt up concrete panels, or any material with a stucco-type finish or a masonry material.
- E. **Roofs:** Roofs shall be a gable design with slopes between 15 and 45 degrees. Sloped roofs shall either be of standing seam metal or dimensional shingles.
- F. **Landscaping:** Landscaping screening shall be provided around the perimeter of all parking areas which include 15 or more parking spaces.
- a. The screening shall be located within 5 feet of the edge of the parking area and shall provide screening at least 4 feet in height for at least 75% of the perimeter of the parking area.
  - b. Screening shall consist of either a row of evergreen shrubs or a combination of mounding, ground covers and shrubs.
    1. If only shrubs are used, they shall measure a minimum of 24 inches in height from ground level at the time of planting and be placed 5 feet on center.
    2. If landscape mounding is also used, it shall undulate between the heights of 2 and 4 feet from ground level. Shrubs shall be planted on the mound at a ratio of one shrub for every 15 horizontal feet of mounding. The shrubs shall measure a minimum of 18 inches in height from ground level at the time of planting and may be placed in an irregular, natural pattern.
- G. **Lighting:** Lighting on each lot shall be designed to reduce light pollution while providing the minimum light necessary for security and safe pedestrian and vehicle traffic movements.
- a. Light poles in vehicle use areas shall not exceed 20 feet in height. All lighting shall be Metal Halide and have 90 degree cutoff luminaires (shielded downlighting).
  - b. Lights illuminating structures and sidewalks shall be Metal Halide and have 90 degree cut-off luminaires (shielded downlighting).

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- c. Spot lights and those which face upwards to illuminate building facades are prohibited.
- H. **Entrance Drives:** Entrance drives accessing lots from an arterial or collector road may be located no closer than 200 feet from any other drive on the same side of the public road, or 500 feet from any intersection of two public road rights-of-way. Interior driveways passing through front yards parallel to public roads shall be designed and constructed to stub into adjacent properties and included in cross-access easements. These requirements may be altered by the written recommendation of the Board of County Commissioners.
- I. **Shared Parking:** Parking areas restricted to patrons of the business located on each specific lot shall be prohibited. Nothing in this section shall be interpreted as restricting the designation of employee, delivery, pick-up, or handicap parking areas.
- J. **Parking Location:** No more than 30% of the parking spaces provided on each lot may be placed between the front facade of the primary structure and the abutting public street.
- K. **Pedestrian Walkways:** Pedestrian walkways shall be provided across the frontage of all lots, connecting the lot, the primary structure, and parking areas to each other and with adjacent properties. Sidewalks shall also be provided along the full length of all facades which include a customer entrance and/or are adjacent to a parking area.
- a. Walkways shall be concrete and shall be a minimum of 10 feet in width.
  - b. Walkways parallel to parking lots and interior drives shall be separated from such areas by a curbed landscaped area measuring a minimum of 5 feet in width.
  - c. Walkways through vehicle use areas shall be of a paving material different from that of the vehicle use area.
  - d. Walkways along the facades of the primary structure shall be separated from the building by a landscape area which is a minimum of 5 feet in width.
  - e. A covenant to build the walkway at a future time may be accepted by the Planning Director if the Director finds in writing that, (1) there are no adjoining walkways, (2) there is little prospect for adjacent development, and (3) there are no special land uses in the vicinity such as schools, which would benefit from the walkway. The covenant shall contain at the minimum the promise of the landowner to construct the walkway according to the County Standards and the event that will cause the walkway to be constructed.

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End of Article