

Entry Corridor Overlay

Presentation outline

- Purpose of Corridor Overlay District
- Boundaries of the proposed Corridor Overlay District
- Key points of the ordinance
- Process and Timeline

Purpose and definition of the Corridor Overlay District

- Corridor Overlay was introduced in the 2008 Kilgore Development Code
- Corridor Overlay is a set of additional regulations attached to the base zoning district
- The CO District is primarily intended to improve aesthetic environment of the city's major commercial street and arterial corridors
- Other overlays currently
 - Main Street Overlay District (MSO) created in 2009
 - Conditional Overlay Combining District (COCD) created in 2016

Key points of the proposed Corridor Overlay District

- Applies to the first 250 feet of properties on defined corridors
- Prohibited uses:
 - SFMH-Single Family Manufactured Homes
- 5% corridor facing landscaping for all uses up to an acre, with required vertical plantings using trees, shrubs and small plantings with a minimum 10 ft spacing.
- Any corridor facing chain link must have vertical plantings placed in front with 6 foot minimum maturity height at 10 foot spacing for single species or 12 foot for two or more species
- Dumpster screening on corridor facing side
- Applies to all new construction and expansion/renovation projects that are valued at the lesser of 50% or more of the current appraised value or over \$100,000