

§ 4.5 COMMERCIAL AND MIXED-USE DISTRICTS

4.5.1 Purpose Statements

A. RP Residential Professional District

The RP Residential Professional District is intended to accommodate low intensity office uses and single-family, two-family, and townhouse dwellings. The RP District also allows for conversion of existing dwellings to such commercial uses, creating a unique mixed-use character. The RP District can serve as a transition to higher intensity commercial and mixed-use areas.

B. NO Neighborhood Office District

The NO Neighborhood Office District is intended to accommodate office and service uses and a variety of residential uses, including mixed-use development. The NO District allows for small-scale office buildings that can be sited in close proximity to residential neighborhoods without adverse impacts on these areas and serving as a transition to higher intensity commercial and mixed-use areas.

C. NC Neighborhood Commercial District

The NC Neighborhood Commercial District is intended to accommodate convenience commercial and personal services that serve nearby residential neighborhoods. The NC District is generally located within neighborhoods and maintains pedestrian connections to adjacent residential areas.

D. CMU Corridor Mixed Use District

The CMU Corridor Mixed-Use District is intended to accommodate commercial development along corridors with a mixture of residential, commercial, service, and institutional uses, that serve the adjacent neighborhoods and the community at large. Mixed-use development is encouraged, with residential dwellings permitted above the ground floor, as well as multi-family residential.

E. RMU Resort Mixed-Use District

The RMU Resort Mixed-Use District is intended to accommodate hotels, mixed-use development, and townhouse and multi-family dwellings within resort areas with limited commercial activity that provides tourist-related services.

F. RC Resort Commercial District

The RC Resort Commercial District is intended to accommodate a wide variety of commercial activity such as tourist, water-oriented, retail, and entertainment uses which reflect the character of a resort area. The RC District also allows for mixed-used and multi-family development. The district standards work to establish scenic and/or pedestrian corridors, walking and bike paths, amenities, and public open spaces.

G. GC General Commercial District

The GC General Commercial District is intended to accommodate more auto-oriented commercial activities, which attract a more regional consumer base. The GC District is generally located along major commercial arterials.

H. CBD Central Business District

The CBD Central Business District encompasses the commercial core of the central business district. The CBD District is intended to ensure harmonious development, redevelopment, and rehabilitation of uses in and around the historic downtown core by integrating an appropriate mix of residential, retail, office, entertainment, and public and civic uses.

I. CC Commercial Compatible District

The CC Commercial Compatible District is intended to accommodate a wide range of commercial uses in appropriate locations, which can provide a buffer between residential uses and intensive public facilities, businesses, and industrial uses. District uses are characterized by uses that do not include those that congregate large groups of people, maintain unscreened outdoor storage, or create nuisance factors of dust, odor, and noise associated with certain business and industrial uses.

4.5.2 Uses

Article 5 lists principal, accessory, and temporary uses allowed within the commercial and mixed-use districts.

4.5.3 Dimensional Standards

Table 4.5.3: Commercial and Mixed-Use Districts Dimensional Standards establishes the dimensional standards for the commercial and mixed-use districts. These regulations apply to all uses within each district unless a different standard is listed for a specific use. If only specific uses are listed, standards apply only to those uses.

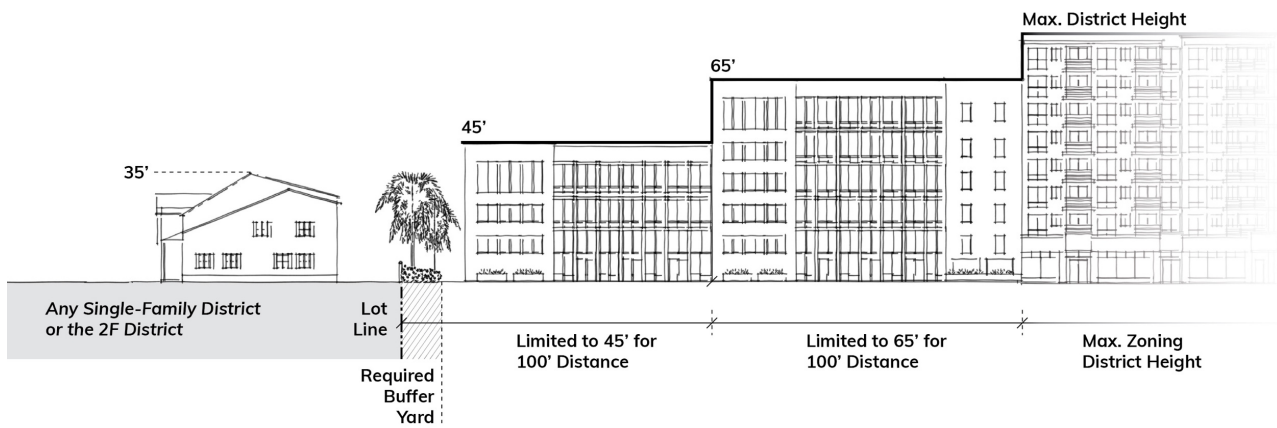
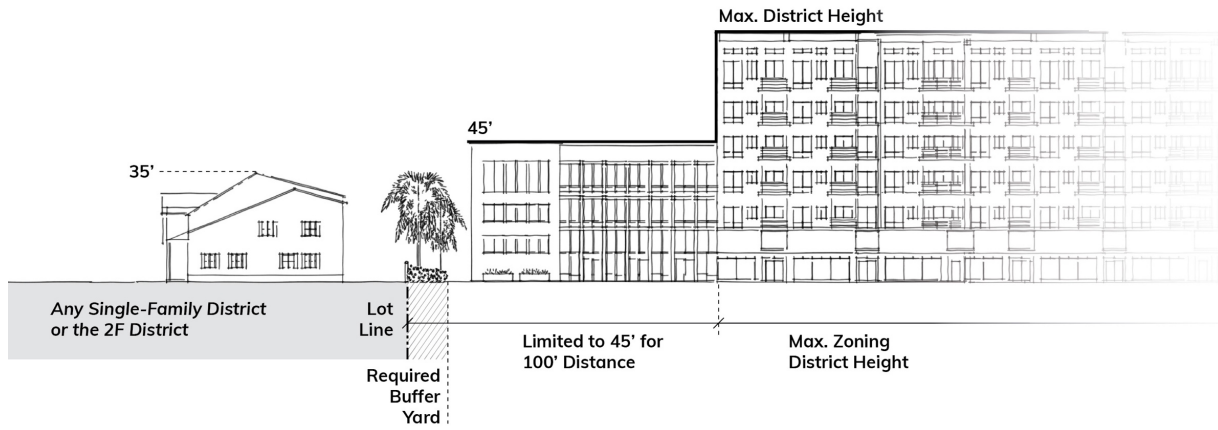
Table 4.5.3.a: Commercial and Mixed-Use Districts Dimensional Standards				
KEY:				
SF = Single-family dwelling 2F = Two-family dwelling TH = Townhouse				
MF = Multi-family dwelling NR = Nonresidential use				
N/A = Not Applicable				
	RP	NO	NC	CMU
BULK				
Minimum Lot Area	4,500sf TH: 2,200sf/du	4,500sf TH: 2,200sf/du MF: 1,000sf/du	N/A	N/A MF: 1,000sf/du
Minimum Lot Width	45' TH: 22'/du	45' TH: 22'/du	N/A	N/A MF: 50'
Minimum Building Height	N/A	N/A	N/A	N/A
Maximum Building Height	45' SF; 2F: 35'	45' SF; 2F: 35'	45'	65' ¹
Maximum Building Coverage	50%	SF, 2F, TH: 50% MF, NR: 70%	N/A	N/A
Maximum Impervious Surface	65%	SF, 2F, TH: 65% MF, NR: 80%	N/A	N/A
SETBACKS				
Front Setback or Build-To Zone (BTZ)	10' Min.	BTZ: 0'-20' SF, 2F, TH: 10' Min.	BTZ: 0'-20'	BTZ: 0'-20'
Front Build-To Percentage for BTZ	N/A	80%	80%	80%
Corner Side Setback or Build-To Zone (BTZ)	10' Min.	BTZ: 0'-10' SF, 2F, TH: 10' Min.	BTZ: 0'-10'	BTZ: 0'-20'
Corner Side Build-To Percentage for BTZ	N/A	60%	60%	60%
Minimum Interior Side Setback	5' NR: 10'	SF, 2F, TH: 5' MF, NR: 10'	None, unless abutting Single-Family District or 2F District, then 10'	None, unless abutting Single-Family District or 2F District, then 10'
Minimum Rear Setback	10'	10'	None, unless abutting Single-Family District or 2F District, then 10'	None, unless abutting Single-Family District or 2F District, then 10'

¹ The maximum building height of a structure abutting a Single-Family District or the 2F District is limited to 45' for the first 100 linear feet from the closest property line within such district. These standards apply only to that part of a structure within the 100' distance.

Table 4.5.3.b: Commercial and Mixed-Use Districts Dimensional Standards					
KEY:					
SF = Single-family dwelling 2F = Two-family dwelling TH = Townhouse					
MF = Multi-family dwelling NR = Nonresidential use					
N/A = Not Applicable					
	RMU	RC	GC	CBD	CC
BULK					
Minimum Lot Area	None TH: 1,500sf/du MF: 1,000sf/du	None MF: 1,000sf/du	None	None	None
Minimum Lot Width	None TH: 15'/du MF: 50'	None MF: 50'	None	None	None
Minimum Building Height	N/A	N/A	N/A	24'	N/A
Maximum Building Height	100' ²	80' ¹	65' ¹	Unlimited	25'
Maximum Building Coverage	N/A	N/A	N/A	N/A	N/A
Maximum Impervious Surface	N/A	N/A	N/A	N/A	N/A
SETBACKS					
Front Setback or Build-To Zone (BTZ)	BTZ: 0'-20'	BTZ: 0'-20'	10' Min.	BTZ: 0'-5' BTZ may be increased to 0'-10' to accommodate permanent outdoor dining area	20' Min.
Front Build-To Percentage for BTZ	60%	60%	N/A	80%	N/A
Corner Side Setback or Build-To Zone (BTZ)	BTZ: 0'-20'	BTZ: 0'-20'	10' Min.	BTZ: 0'-5' BTZ may be increased to 0'-10' to accommodate permanent outdoor dining area	20' Min.
Corner Side Build-To Percentage for BTZ	60%	60%	N/A	60%	N/A
Minimum Interior Side Setback	None, unless adjacent to Single-Family District or 2F District, then 10'	None, unless adjacent to Single-Family District or 2F District, then 10'	10'	None, unless adjacent to Single-Family District or 2F District, then 10'	5'
Minimum Rear Setback	None, unless adjacent to Single-Family District or 2F District, then 10'	None, unless adjacent to Single-Family District or 2F District, then 10'	None, unless adjacent to Single-Family District or 2F District, then 10'	None, unless adjacent to Single-Family District or 2F District, then 10'	10'

- ¹ The maximum building height of a structure abutting a Single-Family District or the 2F District is limited to 45' for the first 100 linear feet from the closest property line within such district. These standards apply only to that part of a structure within the 100' distance.
- ² The maximum building height of a structure abutting a Single-Family District or the 2F District is limited to 45' for the first 100 linear feet from the closest property line within such district; further that portion of a structure within 100 to 200 linear feet of the closest property line within such district is limited to a maximum of 65' in height. These standards apply only to that part of a structure within this total 200' distance.

HEIGHT TRANSITIONS



4.5.4 Design Standards

A. Single-family detached, two-family, and townhouse dwellings are not subject to these design standards but rather subject to the design standards included within the use standards of the dwelling type in Article 5. Multi-family dwellings in all commercial districts except for the CBD District are also subject to the use standards in Article 5; multi-family dwellings in the CBD District are subject to the standards of this Section.

B. The design standards of Table 4.5.4: Commercial and Mixed-Use Districts Design Standards apply to multi-family dwellings in the CBD District, and nonresidential and mixed-use developments in all districts. The design standards apply to new construction, including construction of additional principal buildings on a site, as well as building additions. In the table, a “✓” indicates that the standard is applicable in the district indicated. The absence of a “✓” indicates that the standard does not apply to the district. For the purposes of Table 4.5.4, when standards indicate that they are applicable when facing a street, this does not apply to alleys.

Table 4.5.4: Commercial and Mixed-Use Districts Design Standards										
		RP	NO	NC	CMU	RMU	RC	GC	CBD	CC
Orientation										
1	All buildings must be oriented toward a street.	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	One prominent entrance is required along a façade that faces a street. On a corner lot, only one façade that faces a street must have a prominent entrance or such entrance may be located at the corner.	✓	✓	✓		✓		✓		✓
3	In a multi-tenant development, a prominent entrance is required for each individual ground floor nonresidential tenant that faces a street. In single-tenant developments, a minimum of one prominent entrance is required along each facade that faces a street. On a corner lot, only one façade that faces a street must have a prominent entrance or such entrance may be located at the corner.				✓		✓		✓	
Facade Design										
4	Building facades that face a street, the waterfront, or a park must not contain blank wall areas that exceed 25 linear feet.	✓	✓	✓	✓	✓	✓		✓	
5	Building facades that face a street, the waterfront, or a park must not contain blank wall areas that exceed 50 linear feet.							✓		✓
6	Building facades of 100' in length or greater that face a street, the waterfront, or a park must include an architectural pattern with a minimum of two of the following elements: color change; texture change; material change; a wall articulation change, such as a reveal, recess, offset, or plaster; or building recesses or projections.				✓	✓	✓		✓	

Table 4.5.4: Commercial and Mixed-Use Districts Design Standards										
		RP	NO	NC	CMU	RMU	RC	GC	CBD	CC
7	Buildings over five stories in height that face a street, the waterfront, or a park must create a pedestrian orientation at ground level through architectural demarcation of the building base. Such demarcation must be designed to achieve the following: 1. Contribute to a legible architectural experience and comfortable human scale at the base of a building. 2. Provide visual interest and design details at a pedestrian scale, differentiated from the visual impact of the overall building design. Such elements may be located within a building, visible through a glass curtain wall.				✓		✓		✓	
8	Building facades that face a street, the waterfront, or a park must include windows, projected or recessed entrances, overhangs, and other architectural features.	✓	✓	✓	✓	✓	✓		✓	✓
Fenestration Design		RP	NO	NC	CMU	RMU	RC	GC	CBD	CC
9	Multi-family developments: Facades must maintain a minimum transparency of 25% on any façade that faces a street or the waterfront, calculated on the basis of the entire area of the façade.				✓				✓	
10	Nonresidential developments: The ground floor of a facade that faces a street or the waterfront must maintain a minimum transparency of 40%, measured between two and eight feet in height.	✓	✓			✓	✓	✓		✓
11	Nonresidential developments: The ground floor of a facade that faces a street or the waterfront must maintain a minimum transparency of 60%, measured between two and eight feet in height.			✓	✓				✓	
12	Nonresidential and mixed-use developments: Upper floors of a facade that faces a street or the waterfront must maintain a minimum transparency of 20% of the wall area of the story.		✓	✓	✓	✓	✓		✓	
Roof Design		RP	NO	NC	CMU	RMU	RC	GC	CBD	CC
13	Reflective roof surfaces that produce glare are prohibited, except for cool roofs intended to radiate absorbed or non-reflected solar energy and reduce heat transfer to the building.	✓	✓	✓	✓	✓	✓	✓	✓	✓
14	Green roof, blue roof, and white roof designs are permitted.	✓	✓	✓	✓	✓	✓	✓	✓	✓

EXAMPLE ILLUSTRATIONS OF DESIGN STANDARDS

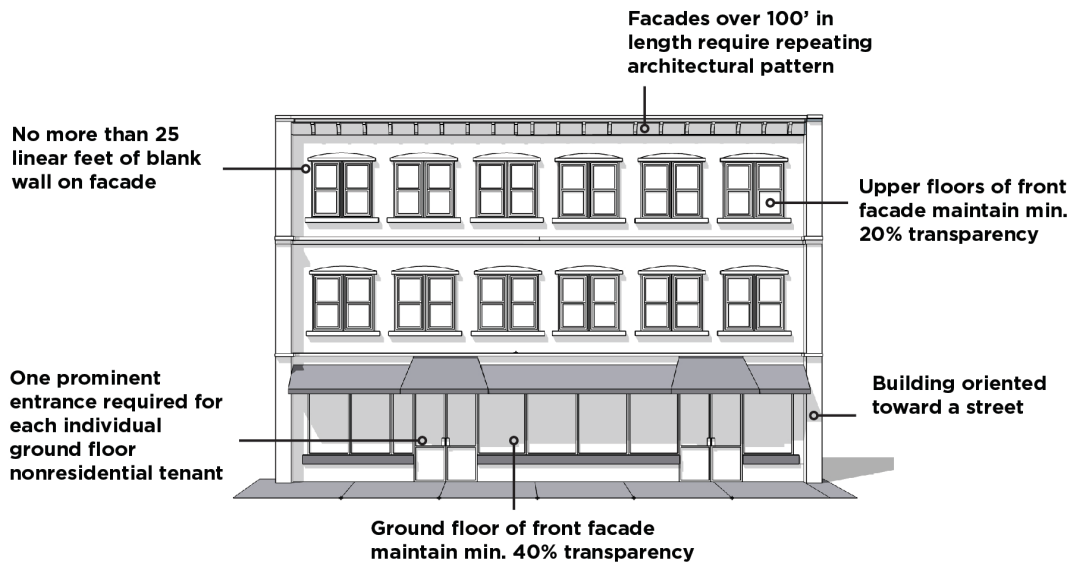
Example of RP, NO, NC District Design Standards

** All standards may not be applicable in each district*

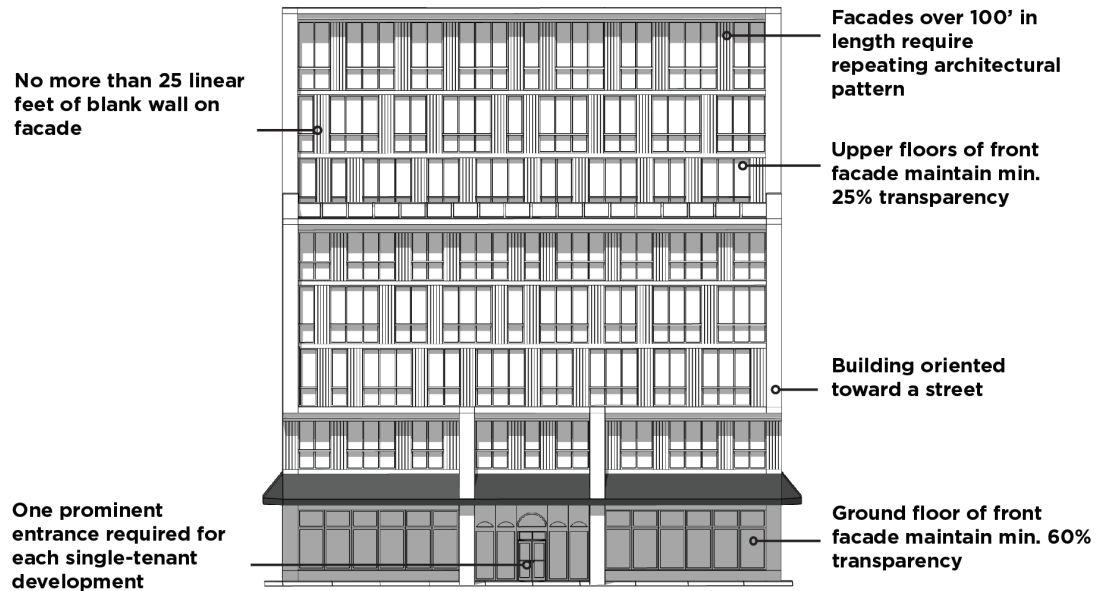


Example of CMU, RMU, RC District Design Standards

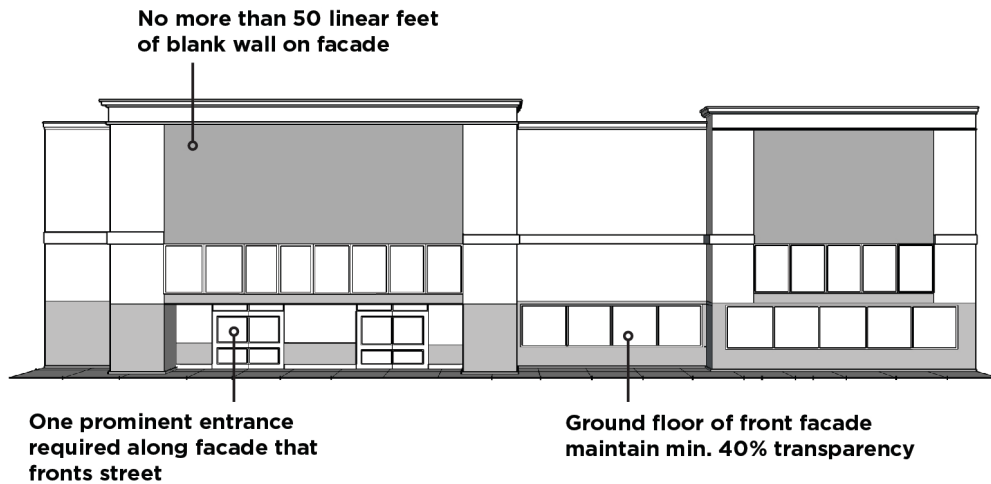
** All standards may not be applicable in each district*



Example of CBD District Design Standards



Example of GC District Design Standards



4.5.5 Streetscape Zone Within CMU and CBD Districts

A. Permission to Use City Sidewalks

The Assistant City Manager of Development Services is authorized to approve Use Privilege Agreements for streetscape zone and pedestrian amenities such as sidewalk cafes, awnings, outdoor displays and sales, street furniture, landscaping, art, planters, lighting, and any other uses or installations that the Assistant City Manager deems appropriate for the Streetscape Zone.

B. Required Sidewalks

Sidewalks are required as part of a Streetscape Zone as follows:

1. A continuous minimum ten-foot sidewalk must be provided along all building walls located adjacent to an arterial or collector street.
2. Sidewalks on all lesser classified streets must have a minimum width of five feet.
3. A minimum clear zone of five feet must be provided for all public sidewalks and must remain unobstructed for pedestrian use.
4. All sidewalks must be compliant with the Americans with Disabilities Act construction standards.
5. Sidewalks must keep as much as possible to the natural path of travel parallel to the improved roadway (but do not need to be perfectly straight), and ideally align with the crosswalk.
6. Additional sidewalk widths may be required at mailboxes, street light poles, at drop-off and pick-up points, etc., in order to conform to the requirements of the Americans with Disabilities Act or other public safety requirements.

C. Street Furniture and Landscaping Zone

1. The street furniture/landscape zone of the pedestrian walkway includes the width of the back of the curb and is defined as the area between the roadway curb face and the front edge of the five-foot clear zone walkway. The zone is the preferred location for street trees, and other elements such as pedestrian lighting, transit shelters, transit signage, benches, litter receptacles, and pedestrian scaled lighting.
2. Where existing or planned sidewalks measure at least ten feet in width, street trees are required as part of a Streetscape Zone along the entire building line fronting an arterial or collector street as follows:
 - a. Street trees must be drought tolerant or semi-tolerant species and planted within the street furniture/landscaping zone area, at a maximum of 40 feet on-center and outside of the five foot pedestrian clear zone.
 - b. The dimension of a tree well may be a minimum of a five foot radius extending into the walk from the inside edge of the curb, forming a semi-circle or a five foot by five foot square tree well. The tree must be a minimum size of 15 gallons in preference to boxed specimens which tend to be root bound.
 - c. When an awning is installed and may create a conflict with required street tree planting, a street wall that provides seating opportunities or planters may be used to meet street tree planting requirements.
 - d. Street tree planting location considerations:
 - i. Planning and design of proposed tree planting sites must take into consideration the location of overhead and underground utilities and ensure that traffic signals, signs, intersections, and vehicles are highly visible to avoid conflicts with pedestrians.
 - ii. Street tree location and placement must take into consideration adjacent parallel parking spaces and possible damage from car doors.
 - e. All planting and landscaping materials must meet the criteria of the City's Landscaping Ordinance for commercial uses.

3. Sidewalks that do not currently measure ten feet in width or are planned for less than ten feet in width (as indicated under the Urban Transportation Plan) may use raised bed planters or isolated planters with drought tolerant flowering plants or evergreens at a maximum of 15 feet on-center in place of required street tree plantings. Small ornamental trees, low shrubs, and perennials are also appropriate planting material for raised planting beds.

D. Awnings

1. Where nonresidential uses are located along the first floor of an arterial or collector street, canopies, awnings, marquees, or porticos must be provided.
2. Awnings must require a Use Privilege Agreement with the City.
3. Awning dimensions:
 - a. The awning canopy may not extend any further than within one foot measured from the face of the curb. Awning supports may not be located within five feet measured from the face of the curb.
 - b. The vertical dimension between the underside of a canopy or awning and the sidewalk must be at least seven feet and no more than 12 feet.
4. The total signage on an awning or umbrella must not exceed 20% of the area of the awning or umbrella.

E. Sidewalk Cafes

1. Sidewalk cafes on public sidewalks are permitted through a Use Privilege Agreement with the City and an associated fee, provided that the sidewalk cafe must not reduce the public sidewalk width to less than five feet or obstruct the required clear zone.
2. Tables, chairs, umbrellas, and similar items that are not permanently installed structures must be stored in the interior of the restaurant or in similar enclosed area so that a minimum clear zone of five feet is unobstructed when the outdoor dining area is not in use due to inclement weather, or when the restaurant is closed.

F. Windows

1. At no time must any windows within an occupied building located along a required Streetscape Zone be boarded up, except for in preparation of a declared weather emergency.
2. No permanently installed burglar bars must be visible from any public street. The ground floor nonresidential portion of a mixed-use building may install fully retractable metal security screening or storm shutters that secure windows and doors when the nonresidential portion of the mixed-use building is not open for business, and must not be visible during business hours.

G. Signs

Except as provided in this Section, the standards of Section 7.5 apply:

1. Signs must be designed for visual communication and orientation to the pedestrians and slow-moving vehicular traffic crossing pedestrian sidewalks as follows.
2. Hanging or blade signs are permitted and must be placed perpendicular to the façade, located above or adjacent to the entrance and visible to pedestrian circulation on adjacent sidewalks.
3. Canopy signs are permitted and must be oriented perpendicular or parallel to the façade, typically located above or adjacent to the entrance and visible to pedestrian circulation on adjacent sidewalks.
4. Signs must project no more than four feet from the building or one-third of the sidewalk width, whichever is less.
5. All signs must maintain a minimum clearance of seven feet above sidewalk level to the bottom of the sign.
6. Pole-mounted signs are prohibited within a Streetscape Zone.

7. Billboards are not permitted within or attached to any structure located in the Streetscape Zone.
8. Sandwich signs are permitted on sidewalks provided that they are located adjacent to the building and are not located in or block the sidewalk clear zone.

H. Lighting

Except as provided in this Section, the standards of Section 7.6 apply:

1. All Streetscape Zones and parking lot areas must be sufficiently lighted in accordance with the Illuminating Engineering Society of North America's (IESNA) "Guideline for Security Lighting for People, Property, and Public Spaces."
2. Prohibited lighting includes mercury vapor, low pressure sodium, high pressure sodium, searchlights, and flashing or changing light sources.

I. Screening and Fencing

1. Solid fence screening must be prohibited within a Streetscape Zone.
2. Decorative fence screening is permitted provided that the screening fence provides a minimum of 50% transparency.

4.5.6 Special Standards Within the Commercial Districts

A. Applicability

The standards of this Section apply to all mixed-use development within the boundaries outlined below:

1. Northern-most Boundary: Land south of the Ship Channel
2. Eastern Boundary: Corpus Christi Bay
3. Southern Boundary: Furman Avenue, west to Water Street
4. Western Boundary Line: (From South to North) From Furman Avenue north on Tanchahua Street to Park Avenue, west on Park Avenue to Staples Street, north on Staples Street to Laredo Street; west on Laredo Street to Highway 286/Crosstown Expressway; North on Highway 286/Crosstown Expressway to Lipan Street; West on Lipan Street across Highway 286/Crosstown Expressway west to North Port Avenue; North on North Port Avenue to Interstate 37 Freeway; following Interstate 37 east and north (and including areas to the south of Interstate 37) to U.S. Highway 181; North on U.S. Highway 181 to the Ship Channel.

B. Standards

1. Where parking minimums are required, no additional parking above what is currently present on-site is required for mixed-use development proposed within this boundary, provided that any existing available parking on-site is not reduced.
2. A Streetscape Zone as per Section 4.5.5 above must be provided for new mixed-use development proposed within these boundaries when located on an arterial or collector street.