

ARTICLE X. HIGHWAY 41 CORRIDOR OVERLAY DISTRICT

SECTION 30-34 HIGHWAY 41 CORRIDOR OVERLAY DISTRICT

(A) Purpose

The purpose of this District is to provide standards of development that relate to the special character of lands lying on either side of the major transportation corridor along U.S. Highway 41.

(B) Overlay Area Defined

The overlay district is applied to all parcels abutting the right-of-way of U.S. Highway 41 and/or the U.S. Highway 41 frontage roads, but excluding any portion of abutting parcels lying more than one thousand three hundred twenty (1,320) feet beyond the most westerly and easterly right-of-way line of U.S. Highway 41 and/or the U.S. Highway 41 frontage roads, as shown on the Highway 41 Corridor District Overlay Map (see Appendix). The frontage roads include: Washburn Street from U.S. Highway 21 to Planeview Drive; Planeview Drive to the southern City limits; that segment of Oshkosh Avenue lying west of the intersection of Omro Road; Koeller Street from Oshkosh Avenue on the north to Knapp Street Road on the south; Knapp Street Road south of South Park Avenue to Poberenzy Road; and Poberenzy Road south to the city limits.

(C) Permitted Uses

The overlay district provisions apply to any base district set forth in this Ordinance that exists within the defined overlay area.

(D) Standards

Unless otherwise noted in this Chapter, the standards of the underlying base zoning district shall apply unless modified by the application of provisions in Section 30-33 Planned Development, or unless more restrictive standards apply per Section 30-35 Additional Standards and Exceptions.

(1) Building Architecture

- (a) Intent: One dominant material should be selected with its own natural integrity. Materials shall convey permanence, substance, timelessness and restraint, with low maintenance.
- (b) Any exterior building wall (front, side or rear) facing a street and/or U.S. Highway 41, shall be constructed of one of the following materials:
 - (i) Clay or masonry brick.
 - (ii) Customized concrete masonry with stridiated, scored or broken faced brick type units (sealed) with color consistent with design theme.
 - (iii) Poured in place, tilt-up or pre-cast concrete. Poured in place and tilt-up walls shall have a finish of stone, a texture or a coating.
 - (iv) Steel frame structures with architectural flat metal panels or glass curtain walls.
 - (v) Natural stone.

- (c) Non-decorative exposed concrete block buildings are prohibited, as are pre-engineered metal buildings, corrugated metal-sided buildings, and wood sided buildings unless such metal buildings and wood sided buildings are enhanced on all elevations by the application of brick, decorative masonry, or decorative stucco surfaces in combination with decorative fascia overhangs, trim, as detailed above.
- (d) Drainage pipes on exterior building walls facing a street and/or U.S. Highway 41 must be integral to the design and non-apparent.
- (e) In the design of buildings or clusters of buildings, developers should orient projects so that the side(s) facing U.S. Highway 41 form the front of the project. Where fronting toward U.S. Highway 41 is not feasible due to the location of access roads and other site constraints, the project should be oriented and designed in such a manner so as to convey a pleasing appearance from U.S. Highway 41 and treated per (a)(b)(c) & (d) above.
- (f) Where additions are proposed for buildings constructed prior to the effective date of this Ordinance and such buildings do not comply with the standards in this section, such additions need not comply with the standards in this section as long as the addition(s) are not in excess of fifty (50) percent of the existing floor area of the existing building. Any additions in excess of fifty (50) percent of the existing floor area of the existing building constructed prior to the effective date of this Ordinance, shall comply with the standards in this Section.
- (g) Exceptions to the Building Architecture standards set forth in this Section may be granted by the Director of Community Development, or designee, for structures of comparable design and building materials.

(2) Landscaping

- (a) A minimum of fifteen (15) percent of the total area of each lot shall be devoted to landscaped open space.
- (b) All open areas of any lot not used for parking, driveways or storage shall be landscaped with trees, shrubs, berms and planted ground cover.
- (c) All parking areas shall be landscaped with a buffer strip not less than fifteen (15) feet wide located between the edge of the right-of-way of the frontage road and the surface of the parking area.
- (d) Plant Materials Required: In accordance with Section 30-35(I).
- (e) Maintenance: In accordance with Section 30-35(I).

(3) On-Site Utilities

All on-site utilities, including but not limited to electrical, telephone, and cable, shall be installed as underground facilities. This shall apply to utilities running from the utility easement or street right-of-way to structures and to utilities supplying service between structures.

- (4) Building, Sign and Parking Setback Requirements
- (a) No building shall be constructed nearer than fifty (50) feet from the right-of-way of any public street or highway. Signs and parking area shall be setback twenty-five (25) feet from the right-of-way of any public street or highway.
 - (b) Minimum side yards shall be fifteen (15) feet.
 - (c) Minimum rear yards shall be twenty-five (25) feet; however, parking shall be allowed with a five (5) foot minimum setback provided a five (5) foot landscaped buffer is provided.
- (5) Lot Size Minimum
- (a) One and one-half (1 ½) acre minimum for any lot which fronts onto the right-of-way of U.S. Highway 41, or any of the frontage roads paralleling U.S. Highway 41.
 - (b) Minimum frontage on public street: One hundred fifty (150) feet.
- (6) Off-Street Parking: In accordance with Section 30-36.
- (7) Off-Street Loading Area and Dumpster Screening
- (a) No off-street loading areas may be located on the sides of buildings fronting onto U.S. Highway 41, Koeller Street, or Washburn Street.
 - (b) No dumpsters may be located on the sides of buildings fronting onto U.S. Highway 41, Koeller Street or Washburn Street, except if in the opinion of the Zoning Administrator no other suitable location is reasonably available for such purpose, and provided the dumpster area is developed in a manner so as to minimize its appearance from U.S. Highway 41, Koeller Street or Washburn Street.
 - (c) All dumpsters shall be entirely screened by a masonry or solid wooden fence, with gate, or a comparable screening at least six (6) feet in height.
- (8) Outdoor Storage
No outdoor storage shall be permitted unless such storage is visually screened from view from U.S. Highway 41, or frontage roads paralleling U.S. Highway 41, with a suitable solid fence constructed of masonry or wood at least six (6) feet in height. Screening shall be well maintained.
- (9) Signs: In accordance with Section 30-37.
- (10) Frontage Road Access
- (a) Public Street Intersections
 - (i) Spacing: Minimum - Five hundred (500) feet

- (b) Private Drives and Driveways
 - (i) Distance from Intersections: Minimum one hundred fifty (150) feet.
 - (ii) Frequency: Two (2) per commercial unit if the frontage is greater than six hundred (600) feet. Consolidate access whenever properties are assembled for a single purpose.
 - (iii) Spacing: Minimum one hundred fifty (150) foot spacing between driveways.
- (11) Existing Uses and Structures: Uses and structures in this District that were conforming prior to the effective date of this Ordinance will remain conforming upon adoption of this Ordinance. New standards effective upon adoption of this Ordinance per the Highway 41 Overlay District shall be applied to building additions/expansions and new development under building permits issued after the effective date of this Ordinance, except as may otherwise be provided for under the provisions of this Chapter.