

5.14.3. - Corner Retail

- A. **Purpose and Intent** The corner retail development type is proposed to establish standards to facilitate the placement of small-scale, low-intensity, neighborhood serving retail sales, eating establishments, and personal services uses on corner lots within and adjacent to higher density residential and transitional areas.
- B. **Applicability** Minor restaurants, minor personal service, and minor retail sales are only permitted in the RM-26 and TO districts as a corner retail development type, provided the proposed development complies with the standards of this section.
- C. **Standards**
1. **Corner Lot Required** A corner retail use may only be established on a lot that abuts 2 or more streets, not including alleys.
 2. **Maximum Building Size** The building housing the corner retail use shall have a maximum gross ground floor area of 5,000 square feet.
 3. **Maximum Building Height** The corner retail use shall be limited to a maximum of 50 feet in height.
 4. **Maximum Street Setbacks**
 - (a) The corner retail use shall be configured so that structure is located within 5 feet of the street right-of-way abutting the front lot line.
 - (b) Street setbacks may be increased up to a maximum of 25 feet when the area between a building facade and the adjacent street is used for outdoor seating or outdoor dining.
 5. **Site Standards**
 - (a) **Drive-Throughs** Drive-through lanes and windows are prohibited.
 - (b) **Off-Street Parking** In cases where off-street parking areas directly abut a single-family detached dwelling, an opaque fence or wall with a minimum height of 6 feet shall be located between the parking area and the adjacent dwelling.
 - (c) **Bicycle Parking** The corner retail use shall provide a minimum of 2 dedicated bicycle spaces configured in accordance with the requirements in Section 5.4.5, Bicycle Parking Requirements.
 - (d) **Outdoor Storage and Display**
 - (1) Outdoor storage is prohibited.
 - (2) Outdoor display of goods for sale is permitted in accordance with Section 4.4.5 K, Outdoor Display, except that products displayed must be removed from the outdoor display area at the close of business.
 - (e) **Outdoor Seating Areas** Outdoor seating areas are encouraged to be located between a building facade and an abutting street. They shall not be located along lot lines that are adjacent to a single-family detached dwelling.
 - (f) **Signage Signs**
 - (1) Signs shall comply with the signage standards in Section 5.7, [Signage Signs](#), for the Transitional Office (TO) district.
 - (2) [A-Frame signs are allowed in accordance with Section 5.7.7., Signs Allowed Without a Sign Permit.](#)
 - (3) [Limited Duration Signs are allowed in accordance with Section 5.7.12, Limited Duration Signs.](#)

~~Free-standing shall comply with the following:~~

- ~~(i) Free-standing signs may only be used if the street setback is more than 5 feet;~~
- ~~(ii) The sign shall be a monument type sign;~~
- ~~(iii) The sign shall be limited to a maximum area of 75 square feet; and~~
- ~~(iv) The sign shall be limited to a maximum height of 6 feet.~~

6. **Building Standards**

(a) **Facade Transparency**

- (1) The ground floor front facade shall maintain non-reflective, transparent windows on at least 50 percent of the façade area between 2 and 8 feet above average grade.
- (2) Ground floor side facades facing a street shall maintain non-reflective, transparent windows on at least 40 percent of the façade area between 2 and 8 feet of the floor.
- (3) Upper stories on front and side facades facing a street shall maintain non-reflective, transparent windows on at least 20 percent of the upper story facade area per floor as measured between 2 and 8 feet.

- (b) **Awnings or Overhangs** The corner retail use shall incorporate awnings, overhangs, or other forms of suitable weather protection for pedestrians along the front facade of the building.