

**4.3.2 NONRESIDENTIAL ZONING DISTRICTS**

**A. Corridor Commercial (CC)**

GENERAL DESCRIPTION	
<p>The Corridor Commercial (CC) district is intended primarily to provide sites for locally serving office, retail, personal service, and businesses. Development should be compatible in scale, character, and intensity with adjacent neighborhoods while having convenient access to both pedestrians and automobiles. The district’s standards are intended to maintain adjacent residential areas. This district could be located adjacent to residential uses and along some of the city’s commercial corridors. This district may include some residential uses as transitions between commercial uses and existing neighborhoods or to encourage more infill redevelopment on underutilized commercial sites along sections of some aging corridors in the city such as Boca Chica, International Blvd., etc.</p>	
SETBACKS	
PRIMARY STREET	25'
SECONDARY STREET	25'
SIDE/REAR	0' (shall also need to meet any fire separation standards required based on the construction type)
ADDITIONAL STANDARDS	
MINIMUM LOT REQUIREMENTS	None
LOT COVERAGE (MAX.)	75% (Including all accessory buildings on the lot)
NET RESIDENTIAL DENSITY (MAX.)	None
DESIGN STANDARDS FOR RESIDENTIAL USES	Front facades shall not face an arterial roadway. Side elevations may be located along an arterial roadway.
TRANSITIONS	Residential density shall not exceed 25% of the density permitted in the adjoining residential district for at least ½ a block adjoining the residential zoning district. Shall meet the Residential Adjacency Standards in Section 4.6.5
PARKING PLACEMENT AND ACCESS	
PARKING PLACEMENT	Off-street parking spaces shall NOT be located in the front setback area along any street frontage unless the frontage is along an arterial or collector street, in which case no more than one parking aisle with two head-in rows shall be permitted.
BUILDING HEIGHT	
PRIMARY BUILDING	45'
STREETSCAPE STANDARDS	
ALL STREETS	See <a href="#">Table 3.4-20. Zoning Districts and Streetscaping Requirements</a>
ADDITIONAL REQUIREMENTS WITHIN THE ZONING REGULATIONS	
<a href="#">4.4.3 Permitted Use Chart</a>	<a href="#">4.6.5 Residential Adjacency</a>
<a href="#">4.6.1 Building Design</a>	<a href="#">4.6.6 Innovative Residential Design</a>
<a href="#">4.6.2 Parking</a>	<a href="#">4.6.7 Lighting</a>
<a href="#">4.6.3 Landscaping</a>	<a href="#">4.6.8 Accessory Buildings</a>
<a href="#">4.6.4 Fencing and Screening</a>	<a href="#">4.6.9 Wireless Transmission</a>