

2.6.8 SCO – Suburban Corridor

Purpose and Description		Allowed Structure Types
The Suburban Corridor District is intended to implement the Suburban Corridor Place Type of Vision 2037. Suburban corridors link suburban neighborhoods to suburban centers and have a distinct character and function in the neighborhoods versus in the centers. Residential and mixed use suburban corridors are intended to allow traffic to move efficiently while also safely accommodating pedestrians and cyclists. The corridor are framed by buildings and streetscape. In suburban neighborhoods and between suburban centers, the corridor should generally be framed by open space, preserving existing vegetation and land forms.	 	Commercial Office structures Mixed-Use Structures with Residential on Upper Floors Multi-family Residential Attached Single Family Assembly Institutional
Dimensional Standards		Lot, Street and Use Patterns
Lot Size, minimum	No requirement	The typical pattern in the Suburban Corridor is large tracts accommodating large buildings interspersed with smaller lots and single use buildings. Associated street types include Parkways, Boulevards and Avenues.
Dwelling Unit Density, maximum ³	As Limited by Floor Area Ratio for upper floor dwellings not to exceed 52 bedrooms per acre	
Density, maximum	3 FAR (floor area ratio)	
Impervious coverage, maximum	80%	
Street frontage minimum	40 feet	
Lot width at the front yard build-to line, minimum	No requirement	All lots have access to public roads. While the district is predominantly commercial in nature, certain non-commercial uses such as upper floor residential, single-family attached, institutional and assembly uses may be found in this district.
Front yard build-to line, min/max	15 feet/58 feet ⁴	
Side yard setback line, minimum	10 feet on one side unless it abuts ER, SR, or NR, then 50 feet ⁵	
Rear yard setback line, minimum	25 feet unless it abuts residential uses in ER, SR, or NR; then 50 feet.	
Structure height ^{1,2} , maximum	50 feet, not more than 4 stories	
Open Space, minimum	15%	Suburban corridors occur along major thoroughfares that link outer and inner suburban rings, provide access to suburban centers and to the core urban area.
Uses	See Table of Uses in Article 3	
Parking	See Articles 3,4, and 5	
Landscaping	See Article 5	
Site Plan and Subdivision Review	See Article 9	

NOTES:

¹ See exceptions to height limitations in Section 3.2. May request 5 stories by special exception (up to 60 feet), unless the structure adjoins residential uses in ER or SR. Density limited by FAR. Average height may not exceed 48 feet.

² Structures on properties west of Anderson Road and with frontage on West Jackson Avenue; or on parcels located within 3,000 feet of the east right-of-way of MS Hwy 7 and 3,800 feet from the north right-of-way of Sisk Avenue, and 2,400 feet from the south right-of-way of Sisk Avenue; or adjacent to the right-of-way of MS Hwy 6 may be up to 65 feet but not more than five stories in height. Structures beyond these limits may request 5 stories (up to 65 feet in height) by special exception unless the structure adjoins residential uses in ER or SR.

³ Upper floor residential by right, first floor residential by special exception. No more than 25% of units may be 4 bedrooms, and no more than 50% may be 1 bedroom or smaller units.

⁴ Up to 150 feet by special exception.

⁵ Accessory structures are subject to the 5' property line separation. See 3.11.1