

Sec. 90-1408. - Corridor general area (CG).

The following standards apply to the corridor general area:

1.0 Permitted building types refer to division 6 for building type requirements:

- A. Mixed-use building.
- B. Zero lot line retail building.
- C. Retail building.
- D. Live/work building.
- E. Apartment.
- F. Civic building.

2.0 Permitted uses:

- A. Refer to Table 90-1408 for land uses permitted in this area for each building type that is permitted in the area that are as follows:
 - Permitted by right (P).
 - Permitted by right in Division Avenue Form Based Code Area only (P^D).
 - Permitted by right, on floors two and above (P\$).
 - Permitted by right and only allowed no first floor (P#).
 - Permitted by special land use permit (S).
 - Uses indicated with a blank cell are not permitted in this area.

3.0 building height by context area:

- A. Number of stories for buildings is regulated by context area.
- B. Each building type has requirements for the height (in feet) of building stories. Refer to division 6 for building type standards.
- C. Building height for all buildings except zero lot line retail building.
 - Minimum: 25 feet.
 - Maximum, within 28th Street Corridor: 90 feet.
 - Maximum, within Division Avenue and Burton Street Corridor: 45 feet.
 - Exception: 75 feet, with special use approval.*
 - Zero lot line retail building: One story building required.

4.0 Special land uses:

The following are specific standards for special land uses in the CG area. See division 2 for special land use general review and approval procedures and section 90-508 of the City of Wyoming Zoning Ordinance for specific standards for special land uses.

- A. Car wash, permitted only in the Division Avenue Corridor.
- B. Commercial greenhouse, permitted only in the Division Avenue Corridor.
- C. Dance hall/nightclub.
- D. Drive-through establishments. Drive through entries shall take access from secondary frontages. Permitted only in the Division Avenue Corridor.
- E. Open air business.
- F. Secondhand businesses.
- G. Special land use for five-story buildings within the Division Avenue corridor follow section 90-508.

CORRIDOR GENERAL AREA DESCRIPTION: Corridor General Area (CG): The Corridor General Area represents a traditional urban development pattern with mixed use, retail, live/work and apartment buildings. The area is characterized by a variety of building types set relatively close to the sidewalk, but also allows a range of building placement options that permit a varied street wall.

CORRIDOR GENERAL AREA KEY MAP (28TH STREET):



CORRIDOR GENERAL AREA KEY MAPS (DIVISION AVE):
SECTION 1: ALGER ST. TO 36TH ST. SECTION 2: 36TH ST. TO 50TH ST.

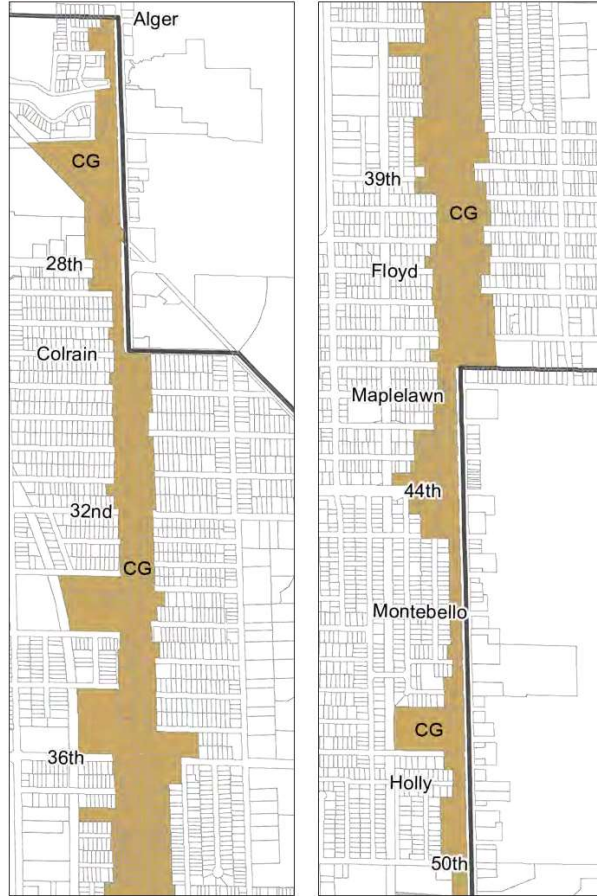


TABLE 90-1408 CORRIDOR GENERAL AREA (CG)	
Specific Use	
Mixed Use Building	P
Zero Lot Line Building	P
Retail Building	P
Live/Work Building	P
Apartment	P
Rowhouse	
Two-Family House	
Single-Family House	
Civic Building	P
Accessory uses	

Photographic studio	P	P	P	P					
Pool hall/billiards									
Printing and publishing	P			P					
Professional office	P	P ^D	P ^D	P	P#				
Religious or social service assembly									
Secondhand business	S	S	S						
Self-service laundry and dry cleaning	P								
Single-family detached dwelling									
State licensed residential facility									
Two-family dwellings/rowhouses									
Veterinary hospitals and clinics, excluding outdoor use of property for exercise yards or pens	P#		P						

<p>P = Permitted use. P^D = Permitted in Division Avenue Form Based Code Area only. P\$ = Permitted use on floors two and above. P# = Permitted use on first floor only. S = Special Land Use. Blank cell = Use not permitted.</p>	
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(Ord. No. 2-23, § 3, 2-6-23)