B.   Coligny Resort (CR) District

CR
Coligny Resort District

1.   Purpose

The purpose of the Coligny Resort (CR) District is to recognize and promote further investment in the area near Coligny Circle as an activity center and a core high-energy and visitor-oriented resort destination that encourages people to live, work, and recreate within the district. The district is intended to accommodate relatively high-intensity commercial, office, residential, and *mixed-use development* that is pedestrian-oriented and human-scale. It is also intended to promote *development* that integrates civic and public gathering spaces and connects to such places in nearby developments and public places.

2.   Allowable Principal Uses

USE CLASSIFICATION/TYPE		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES [1]	
Residential Uses				
Mixed-Use	PC	Sec. 16-4-102.B.1.a	Residential	1.125 per du
			Nonresidential	1 per 650 GFA
Multifamily	PC	Sec. 16-4-102.B.1.b	1 bedroom	1 per du
			2 bedroom	1.25 per du
			3 or more bedrooms	1.5 per du
			Nonresidential	1 per 650 GFA
Public, Civic, Institutional, and Educational Uses				
Community Service Uses	P		1 per 525 GFA	
Education Uses	P		Colleges and High Schools	7.5 per classroom
			Elementary and Junior High/Middle Schools	3 per classroom
			Other *Education Uses*	See Sec. 16-5-107.D.2
Government Uses	P		Fire Stations	3 per bay + 1 per 300 GFA of office space
			Other	1 per 300 GFA of office area
Major Utilities	SE		1 per 2,000 GFA	
Minor Utilities	P		n/a	
Public Parks	P		See Sec. 16-5-107.D.2	
Religious Institutions	P		1 per 4 seats in main assembly area	
Telecommunication Antenna, Collocated or Building Mounted	PC	Sec. 16-4-102.B.2.e	n/a	
Telecommunication Towers, Monopole	PC	Sec. 16-4-102.B.2.e	1	
Resort Accommodations				
Bed and Breakfasts	PC	Sec. 16-4-102.B.4.a	1 per 1.5 guest rooms	
Hotels	PC	Sec. 16-4-102.B.4.b	1 per 1.5 guest rooms	
Interval Occupancy	P		1 bedroom	1 per du
			2 bedrooms	1.25 per du
			3 or more bedrooms	1.5 per du

Commercial Recreation				
Indoor Commercial Recreation Uses	P		1 per 7 **persons** + 1 per 300 GFA of office or similarly used area	
Outdoor Commercial Recreation Uses Other than **Water Parks**	PC	Sec. 16-4-102.B.5.b	Miniature Golf Courses	1 per 2.5 tees
			Stadiums	1 per 5 spectator seats
			Other	1 per 4 **persons** + 1 per 300 GFA of office or similarly used area
Water Parks	P		See Sec. 16-5-107.D.21	
Office Uses				
Contractor's Offices	PC	Sec. 16-4-102.B.6.a	1 per 450 GFA of office/administrative area	
Other Office Uses	P		1 per 500 GFA	
Commercial Services				
Bicycle Shops	PC	Sec. 16-4-102.B.7.c	1 per 250 GFA	
Convenience Stores	PC	Sec. 16-4-102.B.7.d	1 per 250 GFA	
Eating Establishments	PC	Sec. 16-4-102.B.7.e	1 per 150 sf of **gross floor area** and outdoor eating area	
Grocery Stores	P		1 per 250 GFA	
Liquor Stores	SE	Sec. 16-4-102.B.7.g	1 per 250 GFA	
Nightclubs or Bars	PC	Sec. 16-4-102.B.7.h	1 per 100 GFA	
Open Air Sales	PC	Sec. 16-4-102.B.7.i	1 per 250 GFA of sales/display area	
Shopping Centers	PC	Sec. 16-4-102.B.7.j	1 per 500 GFA	
Other Commercial Services	P		See Sec. 16-5-107.D.2	
Vehicle Sales and Services				
Auto Rentals	PC	Sec. 16-4-102.B.8.a	See Sec. 16-5-107.D.2	
Gas Sales	PC	Sec. 16-4-102.B.8.d		

3. Development Form and Parameters

MODIFIED ADJACENT STREET AND USE SETBACK STANDARDS

Adjacent Street Setbacks	Along major and minor arterials, the minimum adjacent **street** setback distance shall be 30' as follows: • The first 15' of the setback (measured parallel to the required **street** setback starting from the property line along the **street** and moving inward) shall include a minimum 5' landscaped area. This landscaped area shall have one **street tree** planted every 25' along the **street frontage**. The remaining area may contain a pathway and shall not contain tables, chairs and fountains. • The second 15' of the setback (measured parallel to the required setback starting from the required setback line and moving towards the **street**) may include plazas, courtyards, tables and chairs, pervious pavers, landscaping and fountains. • The setback angle shall be 60˚. Along other **streets**, the minimum adjacent **street** setback distance shall be 20' as follows: • The first 15' of the setback (measured parallel to the required **street** setback starting from the property line along the **street** and moving inward) shall include a minimum 5' landscaped area. This landscaped area shall have one **street tree** planted every 25' along the **street frontage**. The remaining area may contain a pathway. • The remaining 5' of the setback (measured parallel to the required setback starting from the required setback line and moving towards the **street**) may pervious pavers, fountains and benches. • The setback angle shall be 60˚. Awnings, balconies and overhangs may occupy these setback areas.

Adjacent Use Setbacks	The adjacent use setback standards set forth in Sec. 16-5-102.D, Adjacent Use Setback Requirements, shall apply only along the perimeter of the CR district.

MAX. DENSITY (PER *NET ACRE*)		LOT COVERAGE	
All *development*	Undefined, but limited by applicable design and performance standards such as height and parking	Max. *Impervious Cover*	n/a
		Min. *Open Space* for Major Residential *Subdivisions*	n/a

MAX. BUILDING HEIGHT	
All *development*	36 ft along the adjacent *street* setback line; 60 ft once the setback angle is attained

USE AND OTHER DEVELOPMENT STANDARDS
See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.

TABLE NOTES:

P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = *dwelling units*; sf = square feet; GFA = *gross floor area* in square feet; ft = feet; n/a = not applicable

1. Where all required parking spaces are located within a parking *structure* (e.g., parking deck or parking garage), the standards for the minimum number of parking spaces shall be reduced by 20 percent.