



## DEVELOPMENT SERVICES

### RULE INTERPRETATION DETERMINATION

**Determination #:** 2025-001

**Title:** *Setbacks in Corridor Overlay Districts*

**Drafted by:** *Land Development Division, Policy Administration Section*

**Rule in Question:** *Sec. 35-399.01 Corridor Districts*

**Department Action:** *This RID is for clarification purposes and includes suggested UDC amendments.*

A blue ink signature of Michael Shannon, PE, CBO, Development Services Director.

Michael Shannon, PE, CBO  
Development Services Director

Date

1-30-25

**Effective Date of Determination:** *Immediately*

*Please note RIDs often result in direct or related UDC amendments to codify the clarification addressed within the RID. RIDs can also be superseded by subsequent RIDs or UDC amendments. The Development Services Department will remove RIDs from the website when they are no longer valid.*

**Staff Analysis:** Several corridor overlay districts include enhanced setback requirements for properties having a front or side yard along corridors throughout the city. These are generally intended to provide a scenic enhancement to the corridor by ensuring more open space between roadways and developed properties. However, several corridor overlay districts provide exceptions, especially in the case where properties are developed such that their rear yards face these corridors.

As corridor overlay districts, especially interstate gateway corridors districts, often envision non-residential development along the corridor itself, it can be difficult to reasonably apply such design guidelines to traditional detached single-family and detached, single-unit multi-family developments. The purpose of this RID is to both clarify how staff will apply these codes to these development patterns and proposes a Unified Development Code (UDC) amendment, which will

be considered during the next UDC code amendment cycle. The applicability of this RID rests solely with the following overlay districts:

1. GC-1: Hill Country Gateway Corridor District
2. GC-2: Highway 151 Gateway Corridor Overlay District
3. GC-3 US 281 North Gateway Corridor District
4. IH-1: Northeast Gateway Corridor District

**Staff Position and Interpretation:** When the Gateway Corridor Overlay District design standards for the above-referenced corridors were created, they were developed with non-residential development, especially non-single-family development, in mind. This is largely due to the fact that single-family homes rarely front interstate highways.

Staff's position is that the setbacks required by the gateway corridor overlay districts cannot reasonably apply to these development patterns. For instance, both the IH-1 Northeast Gateway Corridor, the GC-1 Hill Country Gateway Corridor, and the GC-2 281 North Gateway Corridor design standards require 20' side setbacks, making traditional detached residential development very challenging.

The following amendments are intended to clarify what setbacks apply when a property owner is seeking to build a single-family or detached, single-unit multi-family development.


**Future UDC Amendments:**

**GC-1 Hill Country Gateway Corridor Overlay District Setback Design Standards**

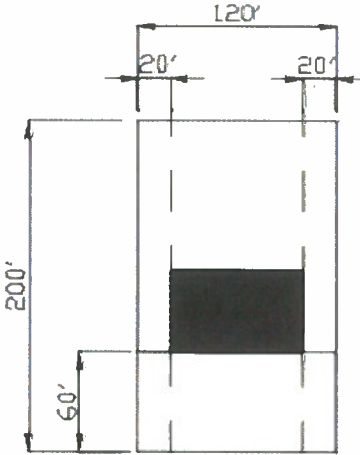
Standard	Requirement	Illustration
Front and Side Yard Setbacks	<p>Front and side yard setbacks shall only apply to properties or portions of properties within ninety (90) feet of the IH-10 West right-of-way line as it exists at the effective date of this ordinance. The minimum front building setback along IH-10 shall be sixty (60) feet as measured from the outer IH-10 right-of-way line. Setbacks other than those along IH-10 shall include at least twenty (20) feet as measured from the side property line in common with adjacent property.</p> <p><a href="#">These standards do not apply to single-family or detached, single-unit multi-family developments that are not oriented with the unit front doors to the expressway. Such</a></p>	

	<u>developments follow the standard setbacks as determined by their base zoning district.</u>	
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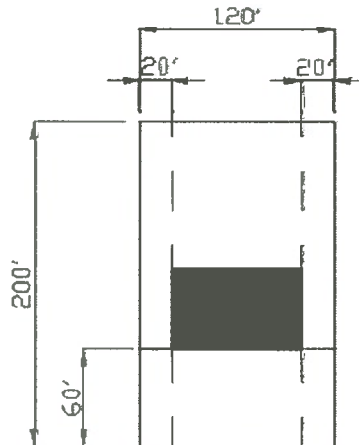
#### GC-2 Highway 151 Gateway Corridor Overlay District Setback Design Standards

Standard	Requirement	Illustration
Front and Side Yard Setbacks	<p>· 50 foot minimum front setback along Highway 151 and side setback for lots facing another street but whose side setback is along 151 [per Table 339.01-1 minimum front setbacks shall only apply to those properties with frontage on the roadway used to designate the Corridor District].</p> <p>· 15 foot minimum side and rear setbacks <del>for all uses except single family residential.</del></p> <p>· Side and rear setbacks not required where a non-residential use abuts another non-residential use but shall be required where the side or rear of a lot abuts a dedicated public street right of way.</p> <p><u>These standards do not apply to single-family or detached, single-unit multi-family developments that are not oriented with the unit front doors to the expressway. Such developments follow the standard setbacks as determined by their base zoning district.</u></p>	

GC-3 US 281 North Gateway Corridor Overlay District Setback Design Standards

Standard	Requirement	Illustration	Existing City Code
<p>Front and Side Yard Setbacks</p>	<p>Front and side yard setbacks shall only apply to properties or portions of properties within ninety (90) feet of the US 281 North right-of-way line as it exists at the effective date of this ordinance. The minimum front building setback along 281 North shall be sixty (60) feet as measured from the outer US 281 North right-of-way line. Setbacks other than those along US 281 North shall include at least twenty (20) feet as measured from the side property line in common with adjacent property.</p> <p><u>These standards do not apply to single-family or detached, single-unit multi-family developments that are not oriented with the unit front doors to the expressway. Such developments follow the standard setbacks as determined by their base zoning district.</u></p>		<p>Minimum front setback of 60' for properties fronting US 281 North or in lieu of the setbacks required above, the setbacks along the corridor may be the same as the base zoning district if a ten (10) foot wide or greater buffer is provided along the front property line adjacent to the right of way.</p>

# IH-1 Northeast Gateway Corridor Overlay District Setback Design Standards

Standard	Requirement	Illustration
Setbacks	<p>Front building setbacks along IH-35 shall be a minimum of 60 feet. For lots fronting another street but with a side yard along IH-35, the side building setback along IH-35 shall be a minimum of 60 feet. All other front, side and rear building setbacks within the Corridor District shall be a minimum of 20 feet.</p> <p><u>These standards do not apply to single-family or detached, single-unit multi-family developments that are not oriented with the unit front doors to the expressway. Such developments follow the standard setbacks as determined by their base zoning district.</u></p>	 <p>The diagram shows a rectangular lot with a width of 120 feet and a depth of 200 feet. A building is shown within the lot, with a front setback of 60 feet and side setbacks of 20 feet on both sides. The building is shaded black.</p>