

4.00.01 Site Design Standards for the Corridor Road (COR) Overlay District

A. Description

The Corridor Road (COR) **Overlay District** shall be defined as the corridor of land extending 400 feet in depth from the outer most edge of the existing **right-of-way** of roads designated for corridor overlays on the Lowndes County Zoning Map. The **COR Overlay District** applies to unincorporated lands within the legal jurisdiction of the Lowndes County Board of Commissioners.

B. Purpose

1. The purpose of the **COR Overlay District** is to provide for a superior environment along a major transportation corridor through the application of an **Overlay District**. The **Overlay District** regulations are intended to supplement the regulations of the underlying districts and to provide for harmony and compatibility of **development** over the length of the corridor.
2. This district is established to protect the public investment in a major highway and ensure that this can continue to serve its primary function of moving volumes of traffic safely. Provisions of the **COR Overlay District** are therefore intended to expedite the free flow of traffic and reduce the hazards arising from unnecessary points of ingress and egress and cluttered roadside **development**.
3. The **Overlay District** is intended to enhance the value of adjacent lands by preserving land, extending the useful life of the highway, avoiding **development** patterns that conflict with the roadside and the surrounding area, and reducing the risks of creating blighted **development**. Insuring the attractiveness of roadside **uses** will contribute to and enhance trade, tourism, capital investment, and the general welfare.

C. The following standards shall apply within the **COR Overlay District**:

1. Lot width

Properties fronting a designated corridor road shall be required to have a minimum **lot width** of 250 feet.

2. Traffic Circulation and Access

a. Urban Section

- i. Median **cuts** along a designated corridor shall be permitted at a minimum spacing of one (1) for every one-half (1/2) mile or 2,640 feet. Establishing the location of the median **cuts** shall be done on a first come, first served basis.
- ii. **Curb cuts** along a designated corridor road shall be permitted at a minimum spacing of one (1) for every one-quarter (1/4) mile or 1,320 feet. Like median **cuts**, establishing the location of the **curb cuts** shall be done on a first come, first served basis.