

## **Article 23:**

# **EUCLID AVENUE CORRIDOR (EA) DISTRICT**

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- Sec. 9-1.2300: Purposes
- Sec. 9-1.2305: Application
- Sec. 9-1.2310: Conditionally Permitted Uses
- Sec. 9-1.2315: Prohibited Uses
- Sec. 9-1.2320: Special Requirements of Off-street Parking Lots
- Sec. 9-1.2325: Offices Permitted in Multiple Dwelling Districts
- Sec. 9-1.2330: Development Standards for Offices in Multiple Dwelling Districts
- Sec. 9-1.2335: Development Plan and Design Concept Approval

### **Sec. 9-1.2300:**

#### **Purposes**

The Euclid Avenue Corridor District is established by this article in order to achieve the following purposes:

- A. To protect and enhance the visual character and quality of Euclid Avenue as one of the City's major scenic resources; and
- B. To ensure that development on sites with Euclid Avenue frontage or having direct access to Euclid Avenue and in the Civic Center area occurs in a manner that is consistent with the policies, principles, and standards of the Scenic Highway Element of the General Plan.

### **Sec. 9-1.2305:**

#### **Application**

The Euclid Avenue Corridor District established by this article shall apply to all properties located within the Euclid Corridor area as shown on the Zoning Map, and the provisions of this article shall take precedence over the regulations of the district in which the properties are classified.

### **Sec. 9-1.2310:**

#### **Conditionally Permitted Uses**

The following uses shall be prohibited in the Euclid Avenue Corridor District:

- A. Substance Abuse Clinics / Facilities;
- B. Medical Offices / Clinics; and
- C. Any use shown as Conditionally Permitted in the land use matrix (Table 31-1, Section 9-1.1300);

### **Sec. 9-1.2315:**

#### **Prohibited Uses**

The following uses shall be prohibited in the Euclid Avenue Corridor District:

- A. Adult businesses;
- B. Advertising display manufacture;
- C. Car washes;

- D.** Drive-in, drive-through and walk-up window businesses other than banks, saving and loan offices; and uses located in a shopping center with an approved development plan.
- E.** Feed and fuel stores and yards;
- F.** Kennels of all types;
- G.** Outdoor displays of merchandise, except those associated with a nursery, or sidewalk sales approved in accordance with Sec. 7-3.04 of Chapter 3 of Title 7 of this code;
- H.** Outdoor rental or storage yards of all types;
- I.** Pawnshops;
- J.** Repair and parts shops for any type of vehicle, including body and fender shops and paint and upholstery shops, except for minor repairs performed in conjunction with a service station;
- K.** Sandblasting establishments;
- L.** Secondhand stores and thrift shops;
- M.** Shops of the following types:
  - 1.** Cabinet and woodworking;
  - 2.** Electrical equipment repair;
  - 3.** Electroplating
  - 4.** Heating and ventilating;
  - 5.** Machine;
  - 6.** Plumbing;
  - 7.** Refrigeration equipment repair;
  - 8.** Sheet metal; and
  - 9.** Welding;
- N.** Swap shops and meets;
- O.** Tire retreading establishments;
- P.** Vehicle sales and rental establishments of all types;
- Q.** Any use not shown as Permitted or Conditionally Permitted in the land use matrix (Table 31-1, Section 9-1.1300); and
- R.** Any other use that, in the judgement of the Planning Commission as evidenced by a resolution in writing has characteristics, which are incompatible with the purposes of this article.

**Sec. 9-1.2320:**

**Special Requirements of Off-street Parking Lots**

- A. Except in a shopping center conforming to an approved development plan, off-street parking lots in the Euclid Avenue Corridor District on sites with Euclid Avenue frontage or having direct access to Euclid Avenue shall be located at the side or rear of the buildings they serve, provided, however, access drives may be located on Euclid Avenue.

**Sec. 9-1.2325:**

**Offices Permitted in Multiple Dwelling Districts**

Where a site is classified in an R2 or R3 Multiple Dwelling District, professional offices may be permitted in the Euclid Avenue Corridor District, subject to the provisions of Sec. 9-1.2330 of this article and subject to a finding by the Planning Commission that the use will be compatible with any existing residential development in the vicinity in terms of scale and character.

**Sec. 9-1.2330:**

**Development Standards for Offices in Multiple Dwelling Districts**

An office use permitted in the Euclid Avenue Corridor District under the provisions of Sec. 9-1.2325 of this article shall conform to the following standards:

- A. **Front Yards.** The minimum front yard shall be twenty (20') feet; provided, however, where existing dwellings of lots adjoining either side of the site have a front yard with a greater depth, the front yard shall be not less than that of the existing dwelling with the front yard of the lesser depth, but in no case shall a front yard greater than thirty (30') feet be required.
- B. **Side Yards.** The minimum side yard shall be five (5'), subject to the following exceptions:
1. On the street side of a corner lot, the minimum side yard shall be ten (10') feet.
  2. Where a dwelling is located on an adjoining lot, the minimum side yard adjoining the lot shall be ten (10') feet, and a six (6') foot solid wall or fence may be required at the side property line.
- C. **Rear Yards.** The minimum rear yard shall be ten (10') feet subject to the following exceptions:
1. Where existing dwellings on lots adjoining either side of the site have a rear yard with a greater depth, the rear yard shall be not less than that of the existing dwelling with the rear yard of the lesser depth, but in no case shall a rear yard greater than twenty (20') feet be required.
  2. Where the rear property line of a site adjoins a lot containing a dwelling, the minimum rear yard shall be fifteen (15') feet, unless the provisions of subsection (1) of this subsection require a greater depth, and a six (6') foot solid wall or fence may be required at the rear property line.
- D. **Landscaping.** The full depth of all required setback areas adjoining a street shall be landscaped and permanently maintained.
- E. **Building Heights.** The maximum building height shall be two and one half (2 ½ ) stories but shall not exceed thirty-five (35') feet.
- F. **Exceptions.** When a residential structure is proposed to be converted to an office use, the Planning Commission may waive any requirement of this section calling for a greater yard space than exists, and the Planning Commission may impose any other requirement it deems necessary and appropriate as the conditions of approval of the conditional use permit.

**Sec. 9-1.2335:**

**Development Plan and Design Concept Approval**

Development plan and design concept approval in accordance with the provisions of Article 8 of this chapter shall be required.