

What is the Corridor Enhancement (CE) District?

- The CE District is a newly adopted Zoning Overlay District that is intended to protect and promote major tourist access routes in the City.
- This Zoning Overlay District sets provisions for building aesthetics and site features; **it does not change the underlying zoning that regulates land use.**
- Examples of CE standards include:
 - Building Orientation
 - Roof Treatments
 - Wall Treatments
 - Placement of Mechanical Units
- CE provisions are a **mixture of standards and recommended guidelines.**

How does establishment of the Corridor Enhancement (CE) District affect my property initially?

- At the time a property is rezoned to be included in the Corridor Enhancement District, it will be considered grandfathered “AS-IS”. This means **the site does not need to come into compliance with the CE district regulations just because the property is rezoned.** Only if and when you choose to alter the exterior of your building or change site features would you then need to ensure that those changes comply with the CE Provisions.

How could Corridor Enhancement affect my property in the future?

- The following are examples of **improvements that can be done which are not required to meet the Corridor Enhancement regulations:**
 - Interior alterations to a building or structure involving no changes or expansion of the use or change to the exterior appearance of the building, structure, or grounds
 - General repair and maintenance of the exterior of a structure where no substantial change in design, dimension, color, or material is proposed as determined by the Planning Director

- Accessory residential buildings where no site development plan is required for the work subject to the building permit.

➤ **Improvements will be required to meet Corridor Enhancement provisions when there is:**

- Changes to building use
- Expansion of an existing use
- Major exterior alterations such as:
 - Change in door or window location
 - Change in roof pitch or roof features
 - Change to exterior cladding of the building
 - Change to mechanical units visible from street view