

## **Subdivision D. - Urban Corridors**

### **Sec. 28-60. - Purpose.**

(a) Within the city's jurisdiction there are many roadway corridors which have been and/or will continue to be very significant to the city. Some of these corridors are important because they have shaped the sense of what individual neighborhoods of the city are in their role as historic entrances to the city. Other corridors are significant because they serve as new gateways to the city or because of surrounding natural, historic, cultural, and aesthetic areas. These corridors are amenities and assets of great value to the city, its inhabitants and its economy. The city council aims to preserve, enhance, and perpetuate the value of these roadway corridors and hereby authorizes the establishment of urban corridors.

#### **(b) Corridor purposes.**

- (1) To create a more attractive, cohesive, and safe corridor environment.
- (2) To safeguard San Antonio's heritage by preventing the despoliation of areas that reflect important elements of the city's cultural, natural, historic, and economic fabric.
- (3) To create favorable impressions of San Antonio that provides environmental enrichment for the citizens of the city and visitors thereto.
- (4) To enhance San Antonio's image as a progressive, scenic, and livable city.
- (5) To preserve, protect, and enhance areas of high tourist and visitor visibility.
- (6) To enhance the appearance and economic viability of urban corridors within neighborhoods.
- (7) To provide corridor motorists and pedestrians with rewarding viewing opportunities.
- (8) To reduce visual chaos and limit distractions along public roadways.
- (9) To stabilize and strengthen property values within the corridors.

(Ord. No. 2017-05-04-0297, § 1(Att. 1), 5-4-17)

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### **Sec. 28-70. - Same—UC-6, San Pedro urban corridor district.**

(a) Boundaries. The following area is designated as the San Pedro Urban Corridor District: Both sides of San Pedro Avenue, an arterial, between I.H. 35 to the south and Ashby Street to the north for a distance of two hundred (200) feet from the street right-of-way.

(b) Designation criteria. This corridor meets the following designation criteria established by section 28-61:

- (1) The corridor abuts, traverses, or links designated historic landmarks and/or districts.
- (2) The corridor has historically served as a regional or neighborhood commercial center for at least fifty (50) years.

(c) Other provisions. In addition to the requirements set forth in this section, the mandatory provisions of sections 35-339(a)(1), 28-64, and 35-339(b)(2) are applicable to this district.

~~(d) Setbacks. The building setback line along local streets will be at fifteen (15) feet, San Pedro Avenue at twenty five (25) feet and I.H. 35 at twenty five (25) feet.~~

~~(d)~~ Screening. The following uses shall be screened from San Pedro Avenue to a height sufficient to completely screen the use from view at ground level: all outside storage, industrial activities, off-street loading areas as required by the 1987 version of chapter 35, the Unified Development Code, article III, Zoning, division 9, Supplemental regulations, subdivision D., Off-

street truck loading requirements, refuse storage areas, air conditioning and heating equipment, and microwave and satellite antennas. An opaque screen composed of berms, walls, fences, vegetation, or a combination of these materials shall be used.

(~~e~~f) Off-premises signs. Off-premises signs are prohibited in this corridor district.

(~~f~~g) Maximum sign height. The maximum heights for on-premises pole signs are: Local streets—Ten (10) feet, Collector/arterial street—Twenty-four (24) feet, and Expressway—Forty (40) feet. The maximum heights for on-premises multi-tenant signs are: Local streets—Fifteen (15) feet, Collector/arterial—Thirty-two (32) feet, and Expressway—Fifty (50) feet.

(~~g~~h) Maximum sign size. The maximum allowable sign area for on-premises pole signs are: Local streets—Sixty-four (64) feet, Collector/arterial street—One hundred fifty (150) square feet, and Expressway—Three hundred fifty (350) square feet.

The maximum allowable sign area for on-premises multi-tenant signs are: Local streets—Ninety-six (96) square feet, Collector/arterial street—Two hundred and fifty (250) square feet, and Expressway—Five hundred (500) square feet.

(Ord. No. 2017-05-04-0297, § 1(Att. 1), 5-4-17)