

Sec. 130-25. IC-RS, innovation corridor-retail services district.

- (a) *General purpose and description.* The innovation corridor districts are established to implement the recommendations of the Southwest Bryan Highest and Best Use Study and the West Area Plan adopted by Bryan City Council in 2009 and 2016, respectively. Each district serves a different purpose towards the city's envisioned goals along the Riverside Parkway corridor, but all contain standards intended to produce elevated density and design concepts and create opportunities for synergistic developments.

The IC-RS, innovation corridor - retail and services district is established to provide locations for various types of general retail trade, business and service uses, but is not intended to be equated with the regional retail policies outlined by the Future Land Use Plan. The district allows shopping areas or uses which are generally compatible near or adjacent to, but not usually directly in, campus environments. Per the West Area Plan, the Riverside Corridor could become the new connecting link between Texas A&M University's RELLIS campus, Health Science Center and the main Texas A&M University campus. In response, the corridor's overall design concept should be elevated to the importance it holds in providing and enhancing the potential physical, social and aesthetic connections to TAMU campus sites and the City of Bryan. Industrial uses, for example, storage of raw materials, lumberyard or asphalt batching plant shall be prohibited.

- (b) *Permitted uses.*

- Accessory or incidental uses to the main use;
- Apparel and accessory stores;
- Child care - Class B;
- Child care - Class C;
- College or university support and auxiliary uses;
- Commercial amusement (indoor);
- Conference center;
- Convenience store (less than 76,000 sq. ft. gfa)(not including motor fuel retail);
- Detached dwelling unit with no more than four unrelated persons constructed prior to October 11, 2022;
- Eating and drinking places (less than 5,000 sq. ft. gfa);
- Essential municipal uses;
- Finance, insurance, and real estate establishments including banks, credit unions, real estate, and property management services;
- Fitness center;
- Food stores (less than 100,000 gfa);
- Government (federal or state) owned structures, facilities, and uses;
- Home furniture and furnishings and equipment stores;
- Hotel;
- Medical facilities or clinics;
- Miscellaneous shopping goods stores;
- Museums and art galleries;

- Offices for business, professional, and technical uses such as accountants, architects, lawyers, doctors, etc.;
- Packaged liquor stores;
- Parking, structured;
- Personal service shop or custom personal services;
- Place of worship;
- Printing and publishing, book binding;
- Retail or service, incidental;
- Schools, libraries, and community halls;
- Temporary structures for uses incidental to construction work on the premises, which said buildings shall be removed upon the completion or abandonment of construction work; and
- Veterinary services (no outdoor runs or pens).

(c) *Conditional uses.*

- Attached residential dwelling (townhome);
- Automobile rental;
- Convenience store (greater than 76,000 sq. ft. gfa);
- Food stores (greater than 100,000 sq. ft. gfa);
- Heliport or helistop;
- Motor fuel retail (not accessory to a main use); and
- Multifamily dwelling.

(d) *Lot area, height, and setback requirements.* See building setbacks and lot standards in article IV and article VIII of chapter 62.

(e) *Parking regulations.* See access and off-street parking in article VI of chapter 62.

(f) *Other regulations.*

- (1) Establishments selling alcoholic beverages within the IC-RS district shall be exempt from any regulations regarding their proximity to a public school, church, or a public hospital.
- (2) As established by all other applicable sections and/or ordinances.
- (3) Wireless telecommunication facilities shall be allowed only as provided for in section 130-35.
- (4) The following regulations are to control contamination of the air, water, or the environment and to safeguard the health, safety, and general welfare of the public. No machine, process or procedure shall be employed on any property in the city, in which:
 - a. Emission of smoke, dust, noxious, toxic, or lethal gasses are detectable beyond the perimeter of the property.
 - b. Vibration is discernible beyond the property line.
 - c. Noise above the average intensity of street traffic is discernible beyond the property line.

- d. Materials are stored or accumulated in such a way that they may be carried by rainwater in natural drainage channels beyond the limits of the property, which are noxious, toxic, radioactive, or contain oil or grease.
 - e. General lighting standards.
 - 1. No flickering or flashing lights shall be permitted. No lighting, illuminated displays or signage that simulates movement or moving images shall be permitted.
- (5) Detached dwelling unit.
- a. Detached residential dwellings constructed prior to October 11, 2022 are permitted to be rebuilt by right with the approval of a City of Bryan building permit.
 - b. Detached residential dwellings permitted in this district shall conform to standards as specified in the RD-5 district.
- (6) Special requirements.
- a. No temporary structures, such as recreational vehicles, travel trailers, construction trailers, or mobile homes may be used for on-site dwelling purposes
 - b. Where activity has ceased for one or more years on a property where the most recent land use is a permitted use in this district, a site plan shall be filed in accordance with the provisions of the nonresidential and multifamily development in article III of chapter 62 Bryan City Code, before activity on the property may resume. Detached dwellings, patio homes, townhouses, and duplexes are exempt from this provision.

(Ord. No. 2586, § 5, 10-11-2022)