

Site and Structure Bulk Requirements for Non-Residential District

Table 2B

	C-1	C-2	C-3	C-4*	C-5	C-6	I-1
Minimum Lot Size (square feet)							
<i>General</i>	15,000	15,000	20,000	20,000	20,000	20,000	1 Acre
<i>Other (Residential Use)</i>				12,000			
Minimum Lot Width (feet)							
<i>General</i>	100	100	100	80	100	100	150
Minimum Yard Requirements (feet)							
Front Yard/Corner Side Yard							
Non-Dedicated right-of-way	80	80	80	130	130	80	120
Dedicated Right-Of-Way	45	45	45	80	80	45	60
Side Yard							
<i>Adjacent to Non-Residential District</i> <small>(Am. Ord. 08-048, passed 09/09/08)</small>	20	20	20	See Section 7.4-7	25	20	40
<i>Adjacent to Residential District</i>	40	50	50		50	50	80
Rear Yard							
				10% of the depth of the lot, need not to exceed			
<i>Adjacent to Non-Residential District</i>	20	20	20	40'	25	20	40
<i>Adjacent to Residential District</i>	40	50	50	--	50	50	80
Maximum Height (feet) <small>(Am. Ord. 08-048, passed 09/09/08)</small>							
<i>General</i>	35	35	35	45	45	35	35
<i>Accessory Structure</i>	15						
Maximum Lot Coverage (Percentage) <small>(Am. Ord. 08-048, passed 09/09/08)</small>							
<i>General</i>	65	65	75	--	65	65	75
Maximum Floor Area Ratio							
<i>General</i>	0.2	0.2	0.5	0.2	0.5	0.5	0.5
Minimum Landscape Front Yard/Corner Side Yard (feet) <small>(Am. Ord. 08-048, passed 09/09/08)</small>							
<i>General</i>	30	30	30	30	30	30	30
Minimum Transition Yard (feet) <small>(Am. Ord. 08-048, passed 09/09/08)</small>							
<i>General</i>	25	25	25	25	25	25	25

* Not Available for Development