

APPENDIX B: District Standards - Commercial, Industrial, Mixed Use, Exclusive Use Landfill

	N-C Neighborhood Commercial				C-1 Light Commercial				C-2 General Commercial				C-T Commercial Trades and Services				LI Light Industrial				I Industrial				EU-L Exclusive Use-Landfill					
Density	8,000 sf				Conditional Use Permit, min. lot size 8,000 sf				Conditional Use Permit, min. lot size 8,000 sf				Conditional Use Permit, min. lot size 8,000 sf				Conditional Use Permit, min. lot size 8,000 sf				Conditional Use Permit, min. lot size 8,000 sf				NP					
Single-Family Residential	Conditional Use Permit, min. lot size 12,000 sf per duplex				Conditional Use Permit, min. lot size 12,000 sf per duplex				Conditional Use Permit, min. lot size 12,000 sf per duplex				Conditional Use Permit, min. lot size 12,000 sf per duplex				Conditional Use Permit, min. lot size 12,000 sf per duplex				Conditional Use Permit, min. lot size 12,000 sf per duplex				NP					
Duplex	Conditional Use Permit, max of 2 units attached				Conditional Use Permit, max of 3 units attached				Conditional Use Permit, max of 6 units attached				Conditional Use Permit, max of 3 units attached				Conditional Use Permit, max of 6 units attached				Conditional Use Permit, max of 6 units attached				NP					
Townhomes (single-family attached)	NP				NP				NP				NP				Conditional Use Permit, max of 6 units per building				Conditional Use Permit				NP					
Multi-Family (3 or more connected units)	10,000 sf				10,000 sf				12,000 sf				12,000 sf				12,000 sf				12,000 sf				NS					
Nonresidential Uses	3				3				3				4*				4*				4*				4*					
Max Number of Stories	Single-Family Residential Duplex Townhomes Non-residential				Single-Family Residential Duplex Townhomes Non-residential				Single-Family Residential Duplex Townhomes Non-residential				Single-Family Residential Duplex Townhomes Non-residential				Single-Family Residential Duplex Townhomes Multi-family Non-residential				Single-Family Residential Duplex Townhomes Multi-family Non-residential				Non-residential					
Lot Width Min.	70'	90'	minimum exterior lot width 40'; minimum interior lot width 20'	100'	70'	90'	minimum exterior lot width 40'; minimum interior lot width 20'	100'	70'	90'	minimum exterior lot width 40'; minimum interior lot width 20'	100'	70'	90'	minimum exterior lot width 40'; minimum interior lot width 20'	100'	70'	90'	minimum exterior lot width 40'; minimum interior lot width 20'	100'	100'	70'	90'	NP	100'	100'	100'			
Lot Depth Min.	110'	110'	110'	100'	110'	110'	110'	100'	110'	110'	110'	100'	110'	110'	110'	100'	110'	110'	110'	100'	100'	110'	110'	NP	100'	100'	NS			
Setbacks for 1 & 2-Story Structures																														
Front Setback	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'		
Side Setback	7'	7'	Side- Zero Lot Line setback: Zero lot line setbacks may be utilized to permit common walls between attached townhome dwellings subject to all applicable building and fire codes.	10'	7'	7'	Side- Zero Lot Line setback: Zero lot line setbacks may be utilized to permit common walls between attached townhome dwellings subject to all applicable building and fire codes.	10'	7'	7'	Side- Zero Lot Line setback: Zero lot line setbacks may be utilized to permit common walls between attached townhome dwellings subject to all applicable building and fire codes.	10'	7'	7'	Side- Zero Lot Line setback: Zero lot line setbacks may be utilized to permit common walls between attached townhome dwellings subject to all applicable building and fire codes.	10'	7'	7'	Side- Zero Lot Line setback: Zero lot line setbacks may be utilized to permit common walls between attached townhome dwellings subject to all applicable building and fire codes.	10'	7'	7'	Side- Zero Lot Line setback: Zero lot line setbacks may be utilized to permit common walls between attached townhome dwellings subject to all applicable building and fire codes.	10'	7'	7'	Side- Zero Lot Line setback: Zero lot line setbacks may be utilized to permit common walls between attached townhome dwellings subject to all applicable building and fire codes.	10'	7'	7'
Street Side Setback	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	25'	20'	20'	20'	35'	20'	20'	20'	35'	35'	20'	20'	NP	50'	50'	100'			
Rear Setback	15'	15'	15'	20'	15'	15'	15'	25'	15'	15'	15'	25'	15'	15'	15'	35'	15'	15'	15'	25'	50'	15'	15'	NP	50'	75'	When adjacent to residential uses and zoning: 250' When adjacent to non-residential uses and zoning: 100'			
Setbacks may vary when adjacent to "Triggering Property" based on section 153.214. "Triggering Properties" include: Properties zoned A, R-E, R-1, R-2, R-3L, R-3, and R-4, as well as property occupied by a single-family dwelling unit that is a use permitted by right in the zoning district in which it is located.																														
Setbacks for 3-Story Structures																														
Front Setback	25'	25'	30'	30'	25'	25'	30'	30'	25'	25'	30'	30'	25'	25'	30'	50'	25'	25'	25'	35'	50'	25'	25'	NP	50'	100'				
Side Setback	7'	7'	Side- Zero Lot Line setback: Zero lot line setbacks may be utilized to permit common walls between attached townhome dwellings subject to all applicable building and fire codes.	15'	7'	7'	Side- Zero Lot Line setback: Zero lot line setbacks may be utilized to permit common walls between attached townhome dwellings subject to all applicable building and fire codes.	15'	7'	7'	Side- Zero Lot Line setback: Zero lot line setbacks may be utilized to permit common walls between attached townhome dwellings subject to all applicable building and fire codes.	15'	7'	7'	Side- Zero Lot Line setback: Zero lot line setbacks may be utilized to permit common walls between attached townhome dwellings subject to all applicable building and fire codes.	15'	7'	7'	Side- Zero Lot Line setback: Zero lot line setbacks may be utilized to permit common walls between attached townhome dwellings subject to all applicable building and fire codes.	15'	7'	7'	Side- Zero Lot Line setback: Zero lot line setbacks may be utilized to permit common walls between attached townhome dwellings subject to all applicable building and fire codes.	15'	7'	7'	Side- Zero Lot Line setback: Zero lot line setbacks may be utilized to permit common walls between attached townhome dwellings subject to all applicable building and fire codes.	15'	7'	7'
Street Side Setback	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	25'	20'	20'	20'	35'	20'	20'	20'	35'	35'	20'	20'	NP	50'	50'	100'			
Rear Setback	15'	15'	20'	25'	15'	15'	20'	30'	15'	15'	20'	30'	15'	15'	20'	45'	15'	15'	15'	25'	50'	15'	15'	NP	50'	75'	When adjacent to residential uses and zoning: 250' When adjacent to non-residential uses and zoning: 100'			
Setbacks may vary when adjacent to "Triggering Property" based on section 153.214. "Triggering Properties" include: Properties zoned A, R-E, R-1, R-2, R-3L, R-3, and R-4, as well as property occupied by a single-family dwelling unit that is a use permitted by right in the zoning district in which it is located.																														
Max. Sq. ft./Non-Single Family Residential Building Footprint (multiple buildings allowed per parcel)	5,500 sf/building footprint * Larger sizes allowed with CUP approval.				10,000 sf/building footprint * Larger sizes allowed with CUP approval.																									
Maximum Impervious Area (structures)	60%				60%				60%				70%				70%				75%				75%					

\* Fire Code regulations may require greater setback distances or fewer allowable stories than those given in this chart