

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	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 3 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				NP				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			
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'	NP	NP	NP	NP	NP	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'	NP	NP	NP	NP	NS	
Setbacks for 1 & 2-Story Structures																																
Front Setback	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	50'	25'	25'	25'	25'	35'	50'	25'	25'	NP	50'	100'	NP	NP	NP	NP	100'
Side Setback	7'	7'	Single-family attached: Zero lot line setbacks may be utilized to permit common walls between attached townhome dwellings subject to all applicable building and fire codes. On the exterior side of attached townhomes, the minimum side setback shall be 7'.	10'	7'	7'	Single-family attached: Zero lot line setbacks may be utilized to permit common walls between attached townhome dwellings subject to all applicable building and fire codes. On the exterior side of attached townhomes, the minimum side setback shall be 7'.	10'	7'	7'	Single-family attached: Zero lot line setbacks may be utilized to permit common walls between attached townhome dwellings subject to all applicable building and fire codes. On the exterior side of attached townhomes, the minimum side setback shall be 7'.	10'	7'	7'	Single-family attached: Zero lot line setbacks may be utilized to permit common walls between attached townhome dwellings subject to all applicable building and fire codes. On the exterior side of attached townhomes, the minimum side setback shall be 7'.	25'	7'	7'	Single-family attached: Zero lot line setbacks may be utilized to permit common walls between attached townhome dwellings subject to all applicable building and fire codes. On the exterior side of attached townhomes, the minimum side setback shall be 7'.	25'	50'	7'	7'	NP	35'	75'	NP	NP	NP	NP	When adjacent to residential uses and zoning: 250' When adjacent to non-residential uses and zoning: 100'	
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'	NP	NP	NP	NP	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'	NP	NP	NP	NP	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'	25'	35'	50'	25'	25'	NP	50'	100'	NP	NP	NP	NP	
Side Setback	7'	7'	Single-family attached: Zero lot line setbacks may be utilized to permit common walls between attached townhome dwellings subject to all applicable building and fire codes. On the exterior side of attached townhomes, the minimum side setback shall be 7'.	15'	7'	7'	Single-family attached: Zero lot line setbacks may be utilized to permit common walls between attached townhome dwellings subject to all applicable building and fire codes. On the exterior side of attached townhomes, the minimum side setback shall be 7'.	15'	7'	7'	Single-family attached: Zero lot line setbacks may be utilized to permit common walls between attached townhome dwellings subject to all applicable building and fire codes. On the exterior side of attached townhomes, the minimum side setback shall be 7'.	15'	7'	7'	Single-family attached: Zero lot line setbacks may be utilized to permit common walls between attached townhome dwellings subject to all applicable building and fire codes. On the exterior side of attached townhomes, the minimum side setback shall be 7'.	35'	7'	7'	Single-family attached: Zero lot line setbacks may be utilized to permit common walls between attached townhome dwellings subject to all applicable building and fire codes. On the exterior side of attached townhomes, the minimum side setback shall be 7'.	35'	50'	7'	7'	NP	35'	75'	NP	NP	NP	NP	When adjacent to residential uses and zoning: 250' When adjacent to non-residential uses and zoning: 100'	
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'	NP	NP	NP	NP	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'	NP	NP	NP	NP	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