

Commercial Land Use District Standards

4.0230 Commercial Land Use District Standards

The site development requirements listed in **Table 4.0230** are applicable to all development within the Neighborhood Commercial district. Development within this district shall also be consistent with all other applicable requirements of the Community Development Code.

| | NC |
|---|---|
| A. Maximum Site Size | 4 acres ¹ |
| B. Minimum Lot Size | 10,000 square feet |
| C. Minimum Lot Dimensions | |
| Width | 60 feet |
| Depth | 70 feet |
| D. Minimum Yard Setbacks ² | |
| Front | 20 feet |
| Side - interior lot | 0 feet |
| Side - corner lot | 0 feet on the interior side, and 15 feet on the side abutting the street ³ . |
| Rear | 0 feet |
| E. Maximum Building Height | 35 feet ⁴ |
| F. Maximum Lot Coverage | 50% |
| G. On-Site Activities | See Section 4.0231(B) ⁵ |
| H. Public Facilities, Site and Supplementary Requirements | See Section 4.0231(C) |

Table 4.0230 Notes:

- 1 This requirement does not apply to the Springwater Plan District.
- 2 Buffering and screening may be required in addition to these setbacks. See Section 9.0100 for the buffering and screening requirements. Also, refer to the height transition area requirement found in the Maximum Building Height Section 4.0231(A) since it can increase the minimum yard setbacks where a development abuts a residential district.
- 3 However, for up to fifty percent (50%) of the length of the side yard abutting a street (excluding that portion of the side yard which overlaps the required front yard), the street-side setback may be reduced to five (5) feet.
- 4 See Section 9.0600 - Height Transition
- 5 At least ninety-five percent (95%) of the business activities must be conducted within a completely enclosed structure. No more than five percent (5%) of the area devoted to business use may be used for outdoor business activities, product display, or storage.