

## Section 3-3-6 Commercial Districts Standards

### A. DIMENSION REQUIREMENTS

Lot area, height, setback and related standards for the Commercial **Districts** (including Central Business and Public Facilities **Districts**) are as follows:

Figure 8.

COMMERCIAL DISTRICTS						
Districts		C-O	C-1	C-2	CBD	PFD
Minimum Net Site Area		6,000	10,000 <sup>(3)</sup>	10,000 <sup>(3)</sup>	None	None
Minimum Lot Width		60 ft.	150 ft. <sup>(3)</sup>	150 ft. <sup>(3)</sup>	None	None
Maximum Height		30 ft.	30 ft.	56 ft.	75 ft.	40 ft
Maximum Building Coverage		50%	50%	50%	None	None
Minimum Setbacks						
	Front	30 ft.	30 ft. <sup>(4)</sup>	30 ft. <sup>(2)(4)</sup>	None	None
	Side	20 ft. <sup>(1)</sup>	20 ft. <sup>(1)</sup>	N/A <sup>(1)</sup>	None	None
	Rear	20 ft. <sup>(1)</sup>	20 ft. <sup>(1)</sup>	N/A <sup>(1)</sup>	None	None
	Street side	30 ft.	30 ft.	30 ft. <sup>(2)</sup>	30 ft.	30 ft.

(1) Buildings adjacent to any residential use or district are subject to additional minimum building setbacks as defined in Subsection B.6 (c).

(2) Buildings with heights in excess of 30 ft. shall provide 1 foot of additional setback for each foot of building height over 30 ft.

(3) Except as provided herein, minimum net site area and lot width requirements do not apply for lots within a unified commercial development, which is a development intended for three or more businesses, so long as the development has permanent cross-access, shared parking and access easements, in a form approved by the City Attorney or his/her designee, necessary to meet minimum parking and maneuvering requirements and any other applicable requirements. If there are conflicts between this exception and other requirements in the Zoning Ordinance pursuant to which a site would be required to meet or exceed the minimum net site area or minimum lot width requirements, this exception shall not apply.

(4) Except as provided herein, the setback for lots within a unified commercial development, which is intended for three or more businesses with permanent cross access and shared parking easements, shall be measured from the nearest public streets. If there are conflicts between this exception and other requirements in the Zoning Ordinance pursuant to which a site would be required to meet or exceed the minimum setbacks, this exception shall not apply.