

DEVELOPMENT STANDARDS MATRIX - NONRESIDENTIAL ZONING DISTRICTS

(This matrix is to be interpreted and applied pursuant to Section 4.3.4)

		MINIMUM				MAXIMUM LOT COVERAGE	MINIMUM FLOOR AREA (sq. ft.)	SETBACKS					HEIGHT (ft.)	MINIMUM DEVELOPMENT AREA	OTHER
		LOT SIZE (sq. ft.)	LOT WIDTH (ft.)	LOT DEPTH (ft.)	LOT FRONTAGE (ft.)			PERIMETER (ft.)	FRONT (ft.)	SIDE STREET (ft.)	SIDE INTERIOR (ft.)	REAR (ft.)			
General Commercial	GC	0	0	0	0	(3)	N/A	N/A	10 (5)	10 (5)	(2) (5)	10 (5)	48	N/A	
Automobile Commercial	AC	10,000/(1)	50/(1)	100/(1)	50/(1)	(3)	N/A	(1)	15 (5)	15	(2)	10	48	(1)	Refer to special requirements for auto sales
Neighborhood Commercial	NC	1 ACRE	100	200	100	40% (3)	4,000	N/A	40	30	30	10 (4)	48	1 ACRE	Maximum site area of two (2) acres
Planned Commercial	PC	10,000	50	100	50	(3)	6,000	N/A	10	10	0	10	48	N/A	Refer to Section 4.4.12(F)(2) restrictions on floor area
Central Business District	CBD	0	0	0	0	(1)	N/A	N/A	(1)	(1)	(1)	(1)	48	N/A	
Central Business District-Rail Corridor	CBD-RC	0	0	0	0	(1)	N/A	N/A	(1)	(1)	(1)	(1)	48	N/A	
Resort-Tourism	RT	1 ACRE	100	100	100	60% (3)	N/A	15	N/A	N/A	N/A	N/A	48	N/A	
Planned Office Center	POC	1 ACRE	N/A	N/A	N/A	60% (3)	4,000	(1)	30	30	10	10	48	3 ACRES	
Professional/Office	POD	0	0	0	0	40% (3)	N/A	N/A	25	25	0/(2)	10	48	N/A	
Residential Office	RO	8,000	80	100	80	40% (3)	N/A	N/A	25	25	15	25	35	N/A	
Planned Commerce Center	PCC	See Section 4.4.18											48	10 ACRES	
Mixed Industrial/Commercial	MIC	0	0	0	0	50% (3)	N/A	N/A	25	25	10	10	48	N/A	
Industrial	I	20,000	100	200	100	50% (3)	N/A	(1)	30	30	10	10	48	(1)	
Light Industrial	LI	20,000	0	0	100	50%(3)	N/A	N/A	10	10	5	10	48	1 ACRE	
O.S.S. Historic Arts	OSSHAD	8,000	80	100	80	40% (3)	(1)	N/A	25 (1)	15 (1)	7 1/2 (1)	10 (1)	35	N/A	Refer to Section 4.4.24 for special areas and additional regulations
Community Facilities	CF	0	0	0	0	(3)	N/A	10	N/A	N/A	N/A	N/A	48	N/A	Refer to Section 4.4.21(H) for additional setback & open space requirements
Open Space	OS	See Section 4.4.22													
Open Space and Recreation	OSR	See Section 4.4.27													
Conservation	CD	See Section 4.4.23													
Special Activities District	SAD	0	0	0	0	(1) (3)	N/A	15	(1)	(1)	(1)	(1)	48	(1)	
Mixed Residential/Office/Commercial	MROC	0	N/A	N/A	N/A	75% (3)	4,000	(1)	(1)	(1)	(1)	(1)	85	3 ACRES (6)	Refer to Section 4.4.29 for additional regulations

NOTES:

- (1) = Refer to individual district regulations.
- (2) = When there is no dedicated access to the rear of any structure a 10' side yard setback shall be provided.
- (3) = In addition to lot coverage restrictions, a minimum of 25% non-vehicular open space shall be provided.
Interior and perimeter landscaping may be applied toward meeting this requirement.
- (4) = Minimum rear yard setback is ten feet (10') and then one additional foot for each foot in building height above ten feet (10').
- (5) = Refer to individual district regulations "Development Standards" section for special setbacks in the North Federal Corridor.
- (6) = Waivers to this minimum size may be granted during the Master Plan approval process