

2. Site Development Standards

Minimum Lot Area: 4,500 square feet

Maximum Lot Coverage: No maximum lot coverage

Minimum Lot Frontage: Forty-five (45) feet at front setback line or 675 square feet

Minimum Setbacks: Front Yard: Fifteen (15) feet to Side Loaded Garage and/or Living/Porch Area

Front Yard: Eighteen (18) feet to garage roll up door

Side Yard: Five (5) feet.

Side Yard: Corner Lots shall have a minimum Ten (10) feet street side.

Rear Yard: Ten (10) feet

P.U.E. Setback: Corner Lots shall have a minimum ten (10) feet street side.

Front Yard: Twelve and ½ (12.5) feet

Maximum Height: Thirty (30) feet or 2 stories

Required Parking: Two (2) spaces off street spaces provided either in garage or on the driveway (tandem or side-by-side)

Insert Section 4.8a Local Convenience Commercial (LC) Investment Boulevard after Section 4.8 Local Convenience Commercial (LC) and Community Center (CC)

4.8a Local Convenience Commercial (LC) Investment Boulevard

1. Uses, Services, and Accessory Uses permitted with a conditional use permit:

Primary Uses:

Office, business and professional, including banks

Studios, including artists' studios

Local serving retail sales, excluding uses with outdoor storage; professional office uses; veterinarian or pet stores excluding kennels. Such uses include:

apparel stores

banks and financial institutions

bakeries

bookstores, video stores and record stores

camera shops and photography studios

community care facilities

confectionery stores

delicatessens

dressmaking and millinery shops

drugstores
dry goods and notion stores
florist shops
fruit and vegetable stores
grocery stores or food stores
hardware stores
jewelry stores and gift shops
meat markets
newsstands
restaurants and cafes, including outdoor and sidewalk eating areas, with liquor sales
shoe shops and shoe repair
sporting goods
stationary stores
tailor shops
garden supply
health facility
bed and breakfast inns
churches, temples, and other places of worship
liquor stores
park and ride lots
schools, private, public, and trade; music and dancing schools
service stations

Services including the following:

Health studios and gymnasiums
Beauty shops and barbershops
Dry cleaner (retail) and laundries

Accessory uses:

Public utilities buildings and structures other than distribution and transmission lines
Public libraries, schools, parks, playgrounds
Multi-family residential uses permitted on the floors above the street level

Temporary uses:

The planning director with health department approval may authorize a temporary carnival, fair, music or art festival, and/or similar temporary recreational amusement enterprise whenever the duration of the enterprise is for not more than seven consecutive days within any sixty-day period of time. At the time of authorization, the planning director may impose conditions regarding hours of operation, access, parking, fencing and surface treatment to inhibit dust emanation.

Prohibited uses: The following uses are prohibited in this zone:

Drive-through
Industrial uses and wholesale uses
Outdoor storage

2. Site Development Standards.

Maximum FAR: 0.50

Maximum Site Area: 1.7 acres

Minimum Site Area: 10,000 SF.

Maximum Lot Coverage: 50% (including accessory buildings)

Minimum Setbacks: Front: Fifteen feet (15') to building; Fifteen feet (15') to parking

Rear: Five feet (5') to first story: Five feet (5') to second story if adjacent to Business Park or Open Space; Five feet (5') to Parking

Side: Five feet (5')

Maximum Building Height Thirty-five feet (35') and 2 stories

Required Parking: County parking standards apply