



## C-3 – GENERAL COMMERCIAL DISTRICT ZONING REQUIREMENTS

- 1.) Minimum Lot Area: **20,000 Square Feet** with a minimum of **10,000 Square Feet** per Principal Type of Use
- 2.) Minimum Lot Width at the Minimum Front Yard Building Setback Line: **100 Feet**
- 3.) Minimum Lot Width at the Post-Development Right-Of-Way Line:
  - a.) For a lot granted Preliminary Subdivision approval after the adoption of this Chapter that will have direct vehicle access involving left-hand turns onto or off of an arterial street: **200 Feet**
  - b.) For any other Lot: **50 Feet**
  - c.) Minimum Building Setback for Principal and Accessory Structure:

Front Yard: **40 Feet** – except **20 Feet** if there will be no vehicle parking between the face of the building and the adjacent existing street right-of-way line.

Side Yard: Minimum of **15 Feet** for each, with a minimum of **40 Feet** for both side yards added together.

Rear Yard: **30 Feet**

For Any Yard adjacent to a Public Street: **50 Feet** – except **20 Feet** if there will be no vehicle parking between the face of the building and the adjacent existing street right-of-way line.
- 4.) Minimum Building Setback for a Principal Structure or Certain Uses (Feet):
  - a.) **100 Feet** - for a portion of a building used for manufacturing, or an area routinely used for the parking, storage or loading / unloading of tractor-trailer trucks; or refrigerated trucks to an abutting residential lot line other than a natural preserve.
  - b.) **50 Feet** - for any newly constructed non-residential principal structure other than a portion of a building used for manufacturing to an abutting lot line of a residential lot line.
- 5.) Maximum Height (Feet): **36 Feet** – see exceptions in Section 802 for any building
- 6.) Maximum Number of Stories: **3**
- 7.) Maximum Building Coverage: **35 Percent**
- 8.) Maximum Impervious Coverage: **85%** - except **80%** if the lot includes more than 3 acres of lot area.