C-3 – GENERAL COMMERCIAL DISTRICT
ZONING REQUIREMENTS

1. MINIMUM LOT AREA: 20,000 Sq. Ft. with a minimum of 10,000 Sq. Ft. per principal type of use

2. MINIMUM LOT WIDTH AT THE MINIMUM FRONT YARD BUILDING SETBACK LINE: 100 Ft.

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 Ft.

   c. Minimum Building Setback for Principal and Accessory Structure:

      Front Yard: 40 Feet – except 20 Ft. 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 Ft. for each with a minimum of 40 Ft. for both side yards added together.

      Rear Yard: 30 Ft.

      For Any Yard adjacent to a Public Street: 50 Ft. - except 20 Ft. 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 Ft. - 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 Ft. - 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 Ft. - 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 Percent - except 80 Percent if the lot includes more than 3 acres of lot area.