

acre District.

	PERMITTED USES	
	2. Principal Uses	3. Accessory Uses
located in areas designated Mixed Community on the Future Land Use Map. Areas located on the periphery of the District are not expected to be available for development. Consistent with regulations of this district are development, consistent with regulations, without precluding future development in gross density allowed for new residential dwelling unit per acre. This includes recreational facilities related to	(1) Agricultural production - crops (2) Cemeteries (3) Community facilities related to residential uses including religious facilities, police/fire stations, elementary and middle schools and libraries. Vocational and high schools are prohibited. Other community facilities may be allowed in accordance with Section 10-1104 of these regulations. (4) Golf courses. (5) Passive and active recreational facilities. (6) Single-family detached dwellings.	(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.

DEVELOPMENT STANDARDS								
Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
1 acre	80 feet	100 feet	35 feet	15 feet on each side; or any combination of setbacks that equals at least 30 feet, provided that no such setback shall be less than 10 feet	25 feet	25 feet	not applicable	3 stories
2 acres	100 feet	100 feet	35 feet	15 feet on each side; or any combination of setbacks that equals at least 30 feet, provided that no such setback shall be less than 10 feet	25 feet	25 feet	10,000 square feet of gross building floor area per acre	3 stories

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Non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area per acre. Refer to Sanitary Sewer Policies 3.1.6. and 3.1.7. of the Comprehensive Plan for additional requirements. Contact the Planning Department for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc. Contact the Planning Department for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

od Commercial District.

	PERMITTED USES	
	2. Principal Uses	3. Accessory Uses
<p>n areas designated Mixed Use-A, the Future Land Use Map of the eas with direct access to a major arterial traveling distance to one or groups of retail commercial, recreational facilities and other permitted in order to provide goods in close proximity to their homes, helping for residential areas without thereby providing more convenient use of the capacity of the arterial district are intended to encourage compatible in scale and design with the C-1 district is not intended to encourage service activities or automotive or recreational activity. The maximum gross floor area in the C-1 district is 16,000 square feet. Residential uses are located on the lot and non-linear characteristics, coverage of 100 feet per acre on a lot not exceed 15 acres in size.</p>	<p>(1) Antique shops. (2) Banks and other financial institutions. (3) Community facilities related to the permitted principal uses, including libraries, religious facilities, and police/fire stations. Other community facilities may be allowed in accordance with Section 10-1104 of these regulations. (4) Day care centers. (5) Laundromats, laundry and dry cleaning pick-up stations. (6) Mailing services. (7) Medical and dental offices and services, laboratories, and clinics. (8) Motor vehicle fuel sales. (9) Non-medical offices and services, including business and government offices and services. (10) Passive and active recreational facilities. (11) Personal services (barber shops, fitness clubs, etc.) (12) Rental and sales of video tapes and games. (13) Repair services, non-automotive.</p>	<p>(14) Residential (any type), provided that it is located on the second floor or above of a building containing commercial or office uses on the first floor. (15) Restaurants, with or without drive-in facilities. (16) Retail bakeries. (17) Retail drug store. (18) Retail florists. (19) Retail food and grocery. (20) Retail home/garden supply, hardware and nurseries, without outdoor storage or display. (21) Retail newsstand, books, greeting cards. (22) Retail pet stores. (23) Social, fraternal, and recreational clubs and lodges, including assembly halls. (24) Studios for photography, music, art, drama, and voice. (25) Tailoring. (26) Veterinary services, including veterinary hospitals. (27) Other uses, which in the opinion of the County Administrator or designee, are of a similar and compatible nature to those uses described in this district.</p>
<p>FOR DEVELOPMENT STANDARDS IN THE C-1 DISTRICT, REFER TO PAGE 2 OF 2</p>		

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able, residential development is limited to a minimum of 0.50 acre lots and inside the Urban Service Area, non-residential development is limited to a maximum of 2,500 square feet of Area, community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies 3.1.6. and 3.1.7. of requirements.

ment Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
 at Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

Attachment # 5
 Page 2 of 5

DEVELOPMENT STANDARDS (continued from page 1 of 2)

Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
ic	none	none	25 feet	15 feet on each side	25 feet	10 feet	Except for properties with in the Woodville Rural Community, 10,000 square feet of non-residential gross building floor area per acre and commercial uses not to exceed 200,000 square feet of gross building floor area per parcel. Within the Woodville Rural Community, 10,000 square feet of non-residential gross building area per acre and commercial uses not to exceed 50,000 square feet of gross building floor area per parcel. (SEE SECTION 8 BELOW)	3 stories
<p>al Uses: Lighting shall be directed away from the perimeter of the site.</p> <p>l Buildings: A maximum of 12,500 square feet of non-residential gross building floor area per acre is allowed if the following criteria are satisfied: a. Non-residential buildings shall have a pitched in character with surrounding area. c. All exterior walls of non-residential buildings shall be finished with the same material.</p> <p>Properties in the C-1 zoning district may have vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from non-residential traffic, vehicular access allowing zoning districts is located on the other side of the local street: RHA, R-1, R-2, R-3, R-4, R-5, MH, MR-1, and RP.</p>								

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ment Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.

at Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

nd Commercial District.

PERMITTED USES			
	2. Principal Uses	3. Accessory Uses	
<p>n areas designated Mixed Use-A. the Future Land Use Map of the s with direct access to arterial traveling distance to several retail commercial, professional, ilities and other convenience er to provide goods and services imity to their homes. The C-2 urge scale commercial or service ive commercial activity. The sidential development in the C-2 ided that the residential uses are ilding containing commercial or maintain compact and non-linear a maximum frontage of 100 feet C-2 district will not exceed 30</p>	<p>(1) Antique shops. (2) Automotive service and repair, including car wash. (3) Bait and tackle shops. (4) Banks and other financial institutions. (5) Camera and photographic stores. (6) Cocktail lounges and bars. (7) Community facilities related to the permitted principal uses, including libraries, religious facilities, police/fire stations, and high schools. Elementary schools are prohibited. Other community facilities may be allowed in accordance with Section 10-1104 of these regulations. (8) Day care centers. (9) Gift, novelty, and souvenir shops. (10) Indoor amusements (bowling, billiards, skating, etc.). (11) Indoor theaters (including amphitheaters). (12) Laundromats, laundry and dry cleaning pick-up stations. (13) Mailing services. (14) Medical and dental offices, services, laboratories, and clinics. (15) Motor vehicle fuel sales. (16) Non-medical offices and services, including business and government offices and services. (17) Non-store retailers. (18) Passive and active recreational facilities. (19) Personal services (barber shops, fitness clubs etc.). (20) Photocopying and duplicating services. (21) Rental and sales of video tapes and games. (22) Rental of tools, small equipment, or party supplies. (23) Repair services, non-automotive.</p>	<p>(24) Residential (any type), provided that it is located on the second floor or above a building containing commercial or office uses on the first floor. (25) Restaurants, with or without drive-in facilities. (26) Retail bakeries. (27) Retail computer, video, record, and other electronics. (28) Retail department, apparel, and accessory stores. (29) Retail drug store. (30) Retail florist. (31) Retail food and grocery. (32) Retail furniture, home appliances, accessories. (33) Retail home/garden supply, hardware and nurseries. (34) Retail jewelry store. (35) Retail needlework shops and instruction. (36) Retail newsstand, books, greeting cards. (37) Retail office supplies. (38) Retail optical and medical supplies. (39) Retail package liquors. (40) Retail pet stores. (41) Retail picture framing. (42) Retail sporting goods, toys. (43) Retail trophy store. (44) Shoes, luggage, and leather goods. (45) Social, fraternal and recreational clubs and lodges, including assembly halls. (46) Studios for photography, music, art, dance, and voice. (47) Tailoring. (48) Veterinary services, including veterinary hospitals. (49) Other uses, which in the opinion of the County Administrator or designee, are of a similar and compatible nature to those uses described in this district.</p>	<p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.</p>
<p>FOR DEVELOPMENT STANDARDS IN THE C-2 DISTRICT, REFER TO PAGE 2 OF 2</p>			

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le, residential development is limited to a minimum of 0.50 acre lots and inside the Urban Service Area, non-residential development is limited to a maximum of 2,500 square feet of Area, community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies 3.1.6. and 3.1.7. of equirements.

ent Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
 nt Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

Attachment # 5
 Page 4 of 5

DEVELOPMENT STANDARDS								
Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
none	none	none	25 feet	15 feet on each side	25 feet	10 feet	<p>Except for properties within the Woodville Rural Community, 12,500 square feet of non-residential gross building floor area per acre and commercial uses not to exceed 200,000 square feet of gross building floor area per parcel for districts containing 20 acres or less. 12,500 square feet of non-residential gross building floor area per acre and commercial uses not to exceed 200,000 square feet of gross building floor area per parcel and a maximum of 250,000 square feet of nonresidential gross building area per district for districts containing more than 20 acres to 30 acres.</p> <p>Within the Woodville Rural Community, 12,500 square feet of non-residential gross building area per acre and commercial uses not to exceed 50,000 square feet of gross building floor area per parcel.</p>	3 stories
<p>Properties in the C-2 zoning district may have vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from non-residential traffic, vehicular access following zoning districts is located on the other side of the local street: RHA, R-1, R-2, R-3, R-4, R-5, MH, MR-1, and RP.</p>								

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Non-residential development is limited to a minimum of 0.50 acre lots and inside the Urban Service Area, non-residential development is limited to a maximum of 2,500 square feet of building area, community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies 3.1.6. and 3.1.7. of