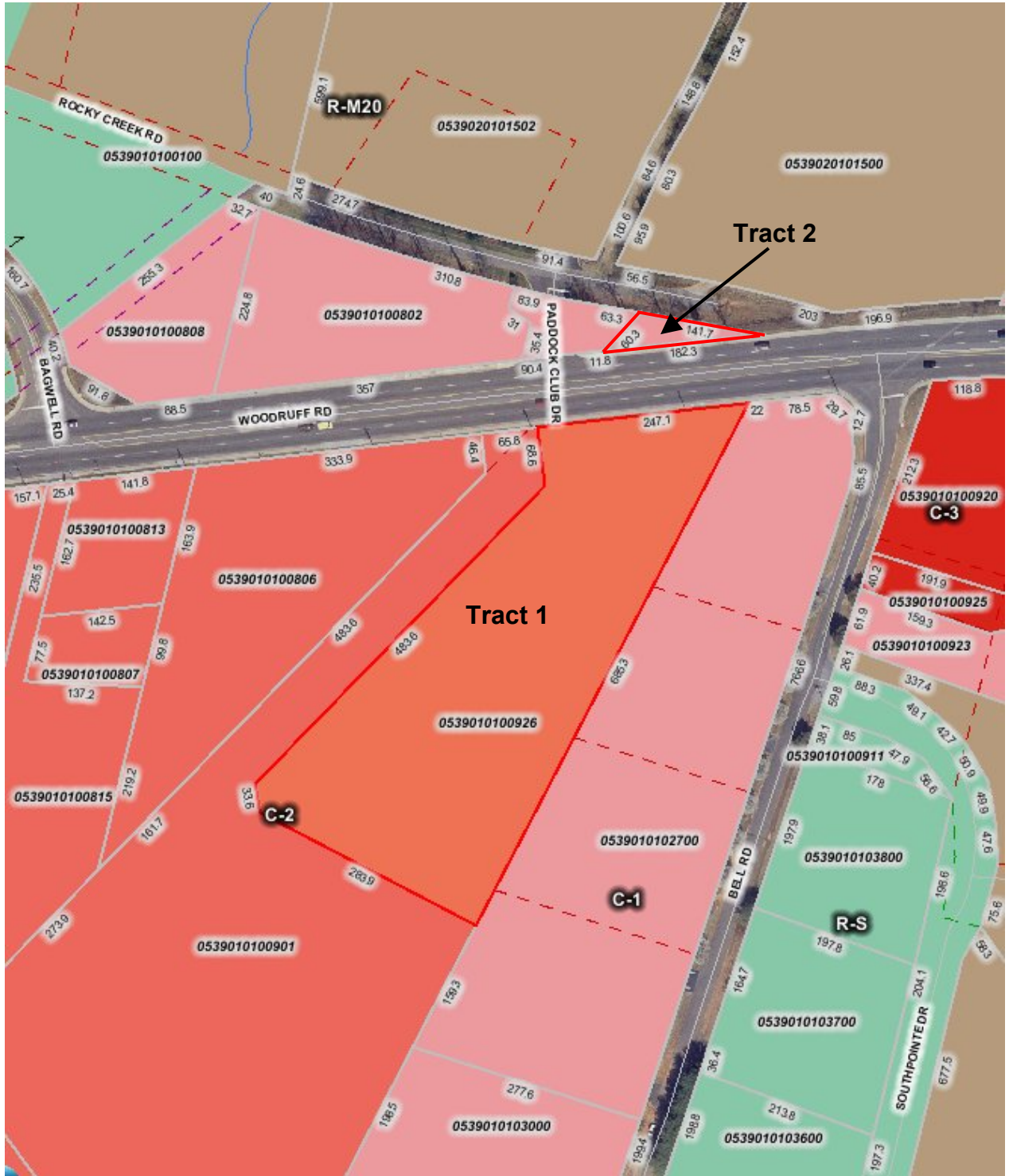


# ZONING Subject Property Tract 1 & 2



Tract 1 of the Subject Property is zoned C-2, neighborhood commercial district and Tract 2 is zoned C-1, convenience commercial district. See following pages for detailed zoning regulations.













District	Minimum Lot Width (feet)	Front Setback (feet)	Side Setback (feet)	Rear Setback (feet)	Maximum Height (feet)
R-MA Multifamily Residential	30 See Section 7:3.9	20 Residential 30 Collector 50 Arterial	25 See Section 7:3.9	25 See Section 7:3.9	45
R-MHP Manufactured Home Park	None	35	15	15	45
O-D Office	None	25	25 See Section 7:3.8	20 See Section 7:3.8	45
POD Office	None	15	25 See Section 7:3.8	20 See Section 7:3.8	45 See Section 7:3.7
NC Neighborhood Commercial	None	15 See Section 7:3.6	25 See Section 7:3.8	20 See Section 7:3.8	45 See Section 7:3.7
C-1 Commercial	None	25 See Section 7:3.6	None See Section 7:3.6	20 See Section 7:3.6	45
C-2 Commercial	None	25 See Section 7:3.6	None See Section 7:3.6	20 See Section 7:3.6	45
C-3 Commercial	None	25 See Section 7:3.6	None See Section 7:3.6	20 See Section 7:3.6	45
S-1 Services	None	45	25	20	45
I-1 Industrial	None	50	See Section 7:3.10	See Section 7:3.10	90
I-2 Industrial	None	See Section 8:4.10	See Section 8:4.10	See Section 8:4.10	90
ESD-PM	None	30	15 From other structure	15 From other structure	35
PD	N/A	N/A	See Section 8:1.4	See Section 8:1.4	N/A

**To determine the classification of a specific street, refer to the definitions in Section 4 of this ordinance.**

## **Section 12:2 Off-Street Parking**

There shall be provided at the time of the erection of any building, or at the time any principal building is enlarged or increased in capacity by adding dwelling units, guest rooms, seats, or floor area; or before conversion from one type of use or occupancy to another, permanent off-street parking space in the amount specified by this section. Such parking space may be provided in a parking garage or properly graded and improved open space. All portions of the required space, which are paved, shall be marked in accordance with the standards contained herein. Lines shall be visibly marked with paint.

<b>Table 12.1 -Minimum Parking Requirements</b>
<b>Minimum Parking Requirements</b>
1. <b>Single-family detached, single-family attached</b> (not more than two units), garden court and zero lot line structures: Two spaces.
2. <b>Two-family detached structures:</b> Two spaces per unit.
3. <b>Multifamily structures not over four units:</b> 1 1/2 spaces per unit
4. <b>Multifamily structures or group developments over four units:</b> Parking shall be provided in the following ratio: one space per one-bedroom or efficiency unit, 1 1/2 spaces per two-bedroom unit, and two spaces per three or more bedroom unit. In addition, visitor parking shall be provided in a ratio of ten percent of the total required parking for such development
<b>Assembly-</b> (with seating) One space for each four seats in the assembly area (Unless specifically addressed in this section)
Assembly- (without seats) One space per 30 square feet of net assembly area.
<b>Automobile repair/service facility-</b> Three spaces per service bay, not including the service bay itself
<b>Automobile Wash (Full Service)-</b> Fifteen spaces per wash unit.
<b>Adult/child Day Care Center</b> – Four spaces per 1000 square feet of floor area
<b>Commercial recreation, outdoor-</b> One space for each 2000 square feet of site area. (Unless specifically addressed in this section)
<b>Commercial recreation, indoor-</b> One space for each 200 square feet of gross floor area.
<b>Community Recreation Area</b> – With Swimming Pool - One space for every 100 square feet of water surface area. Without Swimming Pool – One space per 30 square feet of assembly area.
<b>Driving range-</b> One space for each driving tee
<b>Golf course-</b> Four spaces for each green plus requirements for any other associated use
<b>Hospital / Assisted Care/ Nursing -Facilities-</b> One space per residential dwelling unit; one space per each hospital bed; one space per every 3 group care beds; one space per every 5 nursing beds, whichever is provided.
<b>Hotel, Motel, or Motor court</b> One space for each room to be rented plus requirements for any other use associated with the establishment such as offices, restaurants, and assembly uses.
<b>Factory, industrial</b> – Minimum of 1 space per 500 square feet of leasable floor area for the first 3,000 square feet and then 1 space per 1,500 square feet of leasable floor area thereafter.
<b>Miniature Golf-</b> One space for each hole
<b>Office and Professional Building-</b> Minimum of 3 spaces per 1000 square feet of leasable floor area.
<b>Office Medical or Dental-</b> Three spaces for each examining room
<b>Restaurant, freestanding-</b> One space for each three seats. With dance floor area, shall provide additional parking spaces based upon one space for 35 square feet of dance floor
<b>Retail Sales and Group Commercial-</b> Minimum of 3 spaces per 1000 square feet of leasable floor area.
<b>Schools, Private</b> Grade, elementary, middle school – 1 per classroom High school – 7 per classroom
<b>Warehousing and Flex Space Uses</b> – Minimum of 1 space per 500 square feet of leasable floor area for the first 3,000 square feet and then 1 space per 2,500 square feet of leasable floor area thereafter.