

BUSINESS GROWTH & REUSE DISTRICT (CURRENT DIMENSIONAL REQUIREMENTS)

Purpose

The Business Growth & Reuse (BGR) District is intended to serve as an additional downtown zoning district that provides opportunity for redevelopment and revitalization of a former industrial area in an environmentally sensitive manner that is of a scale and type compatible with adjacent residential neighborhoods. The development in this District should be oriented towards pedestrian and bicyclist access. All uses in this district shall have city water and sewer service.

Dimensions & Siting

Min Lot Area	8,000 sf
Min Road Frontage	50 ft
Front Setback	5-10 ft Build-to Zone
Min Rear Setback	20 ft
Corner Side Setback	5-10 ft Build-to Zone
Min Interior Side Setback	10 ft

Buildout

Max Building Coverage	55%
Max Impervious Coverage	65%
Min Green / Open Space	35%

Height

Max Stories Above Grade	3
Max stories above grade with first floor parking	4