

COMMERCE LIMITED DISTRICT (CURRENT DIMENSIONAL REQUIREMENTS)

Purpose

The Commerce Limited (CL) District is intended to provide for a mixture of commercial and light industrial uses that may require larger land area and have less intense vehicle traffic as in the Commerce District. Curb cuts shall be a minimum of 150-ft from any intersection, and shall be a minimum of 450-ft apart, except that each lot shall be entitled to access, either through its own curb cut or a common curb cut shared with other lots. All uses in this district shall have city water and sewer service.

Dimensions & Siting

Min Lot Area	20,000 sf
Min Lot Width at Building Line	100 ft
Min Road Frontage	100 ft
Min Front Setback	100 ft
Min Rear Setback	20 ft
<i>Min rear setback if abutting a residential district</i>	50 ft
Min Side Setback	20 ft

Buildout

Max Building Coverage	40%
Max Impervious Coverage	70%
Min Green / Open Space	30%

Height

Max Stories Above Grade	2
Max Building Height	35 ft