

7.3.204: OFFICE, COMMERCIAL, INDUSTRIAL AND SPECIAL PURPOSE ZONE DISTRICT

DEVELOPMENT STANDARDS:

The following table lists the development standards for the office, commercial, industrial, and special purpose districts. These standards include the minimum and maximum district size, minimum lot area, minimum lot width, maximum building height, minimum building setbacks, maximum lot coverage and landscaping setbacks. Other site development standards relating to items such as landscaping, parking, signs, fences, lighting, and preservation areas and exceptions relating to building height, lot area and width, and setback requirements are listed in [article 4 of this chapter](#) and apply to development in these zone districts.

DEVELOPMENT STANDARDS OFFICE, COMMERCIAL, INDUSTRIAL AND SPECIAL PURPOSE ZONE DISTRICTS

STANDARD	OR	OC	PB C	C- 5	C- 6	PIP- 1	PIP- 2	M- 1	M- 2	P F	P K	PCR	APD
Minimum district size		10,000 sq. ft.	1 acre			10 acres	20 acres			1	2	35 acres	1
Maximum building height	35 ft.	45 ft.	45 ft.	45 ft.	50 ft.	45 ft.	45 ft.	40 ft.	80 ft.	1	2	1	1
Minimum lot area	5,000 sq. ft.					1 acre ⁷	0.5 acre ⁷		1	1	2	1	1
Minimum lot width	50 ft.							1	1		2	1	
Minimum setbacks:											2	1	
Front	25 ft.	25 ft. ^{4,7}	25 ft. ⁴	20 ft. ⁴	⁶	50 ft. ^{4,7,8}	25 ft. ^{4,7}	20 ft.	6	1	2	1	1
Side	5 ft. ³	20 ft. ^{5,7}	25 ft. ⁵	3	⁶	30 ft. ^{5,7}	10 ft. ^{5,7}	3	6	1	2	1	1
Rear	20 ft.	20 ft. ^{5,7}	25 ft. ⁵	20 ft. ⁵	⁶	50 ft. ^{5,7}	25 ft. ^{5,7}	10 ft. ³	6	1	2	1	1
Adjacent to residential						100 ft.	100 ft.			1	2	1	1
Maximum lot coverage	50%	40% ⁷				30% ⁷	40% ⁷			1	2	1	1
Landscaping	6	6	6	6	6	6	6	6	6	6	2	6	6

Notes:

1. Development standards are determined by the review of the concept or development plan at the time the zone is established.
2. All development activities and standards shall be determined by a master plan which shall be reviewed by the Parks Board.
3. When adjacent to a residential zone, the setback will be the same as the residential zone.
4. Noted front setbacks apply only to property lines adjacent to public streets. Interior front setbacks for lots contained within unified retail or office developments shall be determined in conjunction with review of the development plan.
5. Noted side and rear setbacks apply only to the side and/or rear property lines on the periphery of the development. Side and rear setbacks for lots contained within a unified development shall be determined in conjunction with review of the development plan.
6. Minimum building and parking lot setbacks shall be determined by compliance with the landscape and parking requirements as listed in [article 4 of this chapter](#). For landscape setbacks, see article 4, part 3 of this chapter.
7. OC and PIP zoned developments may utilize a platting configuration whereby the platted lot is sized to accommodate only the proposed building if all of the required landscaping, parking, drive and maneuvering areas are included in a commonly owned and maintained tract. In this case, the minimum lot area, minimum setbacks from the platted lot lines, and maximum lot coverage standards shall be determined in conjunction with the review of the development plan. However, all buildings must comply with the standard OC and PIP-1 and PIP-2 building setbacks as measured from the periphery of the project boundaries.
8. May be reduced to 30 feet if fully landscaped from property to building line.

(Ord. 80-131; Ord. 87-140; Ord. 90-108; Ord. 91-30; Ord. 94-107; Ord. 01-42; Ord. 09-73; Ord. 12-66)