

**TABLE C: COMMERCIAL LOT REQUIREMENTS (See §§ 154.130 through 154.150 for complete lists).**

	Minimum Lot Size	Lot Width	Front Yard Setback	Rear Yard Setback	Side Yard Setback	Maximum Height	Bulk or Density	Maximum Impervious Surface Coverage
<b>C-1</b> Neighborhood Commercial Business District <b>154.130</b>	Lot Area: 10,000 sq ft	60 ft	20 ft	20 ft	<i>Interior Lot:</i> 10 ft <i>Corner Lot:</i> 20 ft	No structure or building shall exceed 3 stories or 35 ft in height, whichever is less, except the following which may not exceed 53 ft in height: church spires, belfries, and cupolas that do not contain usable space; monuments; flag poles; chimneys; cooling towers; elevator penthouses; and radio, television, and other communication towers.	<b>Bulk:</b> Floor area ratio shall not exceed 1.2	50%
<b>C-2</b> Central Business District <b>154.140</b>	Lot Area: 2,000 sq ft	20 ft	0 ft	0 ft	0 ft	No structure or building shall exceed 3 stories or 35 ft in height, whichever is less, except the following which may not exceed 75 ft in height: church spires, belfries, and copulas that do not contain usable space; monuments; flag poles; chimneys; cooling towers; elevator penthouses; and radio, television, and other communication towers. A 4-story building or building maximum 50 ft in height, whichever is less, may be approved as a conditional use pursuant to § 154.143.	<b>Density:</b> Minimum lot area per dwelling unit in a multiple-family development shall not be less than 2,000 sq ft	
<b>C-3</b> Highway Commercial District <b>154.150</b>	Lot Area: 20,000 sq ft	150 ft	<i>See § 154.156 Lot Requirements</i>	20 ft	<i>Interior Lot:</i> 15 ft or half the building height, whichever is greater <i>Corner Lot:</i> 20 ft	No structure or building shall exceed 3 stories or 35 ft in height, whichever is less, except the following which may not exceed 53 ft in height: church spires, belfries, and cupolas that do not contain usable space; monuments; flag poles; chimneys; cooling towers; elevator penthouses; and radio, television, and other communication towers. Structures higher than 35 ft may be approved with a conditional use permit	<b>Bulk:</b> Floor area ratio and the ground floor area ratio shall not exceed 0.7	70%

(Ord. 2013-05, passed 5-20-2013; Am. Ord. 2015-06, passed 5-4-2015; Am. Ord. 2018-01, passed --2018; Am. Ord. 2018-05, passed 3-5-2018)