

Development Standards for Commercial and Industrial Districts									
District	Maximum Height	Minimum Frontage Required	Required Yard and Setbacks in Feet			Additional Yards, if Abutting Residential	Percent Lot Coverage Allowed	Maximum Ground Floor Building Size	General Function and Comments
			Front Set-back	Side Yard	Rear Yard				
PO Professional Office	35 feet	80 feet	75 feet	25 feet, when no rear access	20 feet	50 feet, landscaping required	30% (2)		Provides a gentle transition between areas of general commercial and single-family neighborhoods.
GB General Business	35 feet	125 feet	100 feet	12 feet, when no rear access	40 feet	75 feet, landscaping required	30% (2)	35,000 square feet	Provides retailing and personnel services which require larger tracts of land and encompass large service areas.
CB Central Business	40 feet	No requirement	35 feet (1)	None required	20 feet	20 feet for side yards	75% (2)	10,000 square feet	Encourages and protects the historic core business area.
LI Light Industrial	50 feet	200 feet	100 feet	25 feet	75 feet	100 feet, landscaping required	40% (2)		Allows manufacturing and wholesale business which are clean and quiet, operate within enclosed structures.
GI General Industrial	50 feet	200 feet	100 feet	35 feet	50 feet	150 feet, landscaping required	40% (2)		Allows intensive manufacturing uses, salvage yards permitted by conditional use.
IP Industrial Park	50 feet	150 feet	50 feet	25 feet	25 feet	75 feet, landscaping required	40% (2)		Light industrial district with services for workers. Goal of park-like setting.
ID Institutional Development	40 feet	No requirement	50 feet	40 feet	40 feet	75 feet, landscaping required	70% (2)		Allows institutional uses, laboratories permitted by conditional use.
PUD	Refer to Chapter 1282 for PUD requirements								

- (1) In established business and commercial areas, the building setback line shall be the uniform setback line observed on the same side of the street as the lot in question between two intersecting streets or for a distance of 100 feet on each side of the lot. In the event of variance of the abutting property, the setback that is nearest to thirty-five feet from the right-of-way line shall prevail as the minimum setback.
- (2) All buildings, including accessory buildings, shall not cover more than the indicated percent of the lot.  
(Ord. 01-014. Passed 7-17-01.)

