

COMMERICAL SUMMARY SHEET

Zoning Ordinance #53 Information for Commercial Buildings

Note: Measure from foundation and/or wall to lot line

Development Requirements (Zoning section 5.04)

Maximum Building Height:	55 Ft for all principal structures 15 Feet for all accessory structures
Maximum Lot Coverage:	100% of the net land area of the parcel may be used and covered by principal and accessory buildings.
Minimum Lot Area:	2,000 square feet
Minimum Front Yard:	No Minimum, see exceptions Section 5.04.d
Minimum Rear Yard:	10 Feet for all uses Where commercial use is adjacent to or abuts a residential or agricultural zoning district, minimum is 25 feet, unless divided by a public street.
Minimum Side Yard:	No minimum, see exceptions Section 5.04.f
Minimum Lot Frontage:	35 feet Required off street parking, if abut state or county highway minimum frontage not less than 50 feet.
Individual Lots:	Driveway shall be surfaced with concrete, asphalt, or approved paving brick block material. Plans for such must be included in construction plans and driveways must be completed within 6 months of occupation. Driveways shall have maximum grade of 8% within public right of way.

Parking Requirements (Zoning section 8.13)

Off-street parking may occupy that part of the front yard to within seven (7) feet of the front lot line. Adequate ingress and egress to all parking areas is required, with minimum sizes listed.

Hotels and Motels	One (1) parking space per guest room and two (2) parking spaces for employees.
Retail Commercial and Shopping Centers	One (1) parking space per two hundred (200) square feet of gross floor area.
Restaurants	One (1) parking space for every four (4) seats and one (1) parking space for every two (2) employees.

Offices, Banks and Public Administration	One (1) parking space for every four hundred (400) square feet of gross area.
Furniture Store, Plumbing Supply, Wholesale Store, Laundry, Motor Vehicle Sales Showroom, or Similar large uses.	One (1) parking space for every eight hundred (800) square feet of gross floor area.
Bowling Alley	Two (2) parking spaces for each bowling lane.
Service Station Car Washes & Car Repair	Five (5) parking spaces per stall or repair bay.
Funeral Home	One (1) parking space for every five (5) seats, or fifty (50) square feet of floor area in public portions of the building.
All other Commercial	One (1) parking space for every three hundred (300) square feet of gross floor area.

Off Street Loading (Section 8.10)

Each loading space shall be not less than ten (10) feet in width, twenty-five (25) feet in length and fourteen (14) feet in height. See 8.10.2 for required number of spaces for specific use.

Signs (Section 8.14)

Permit is required for exterior or freestanding signs:

Exterior Sign means a sign which is located on the exterior of a building which is visible from a public street or adjoining property.

Freestanding Sign means any sign which has supporting framework that is placed on or anchored in, the ground and which is independent from any building or other structure.

Within commercial zoning districts, a sign is permitted as on a site as follows. Refer to Commercial District Map at the end of Section 8.14

Northwest Commercial District.	One (1) freestanding sign (either monument or pylon), three (3) building signs, one (1) window sign, and two (2) temporary signs. The total site signage for all signs, temporary or permanent, shall not exceed twenty percent (20%) of each building façade that faces a public street on the site. A pylon sign may not exceed forty (40) feet in height.
Highway Commercial District. (within 400 feet of highway)	One (1) freestanding sign (either monument or pylon), three (3) building signs, one (1) window sign, and two (2) temporary signs. The total site signage for all signs, temporary or permanent, shall not exceed twenty percent (20%) of each building façade that faces a public street on the site. A pylon sign may not exceed forty (40) feet in height.

Downtown Commercial District. Two (2) building signs, one (1) window sign, and two (2) temporary signs. The total site signage for all signs, temporary or permanent, shall not exceed thirty percent (30%) of each building façade that faces a public street on the site.

Buffering and Screening (Section 8.23)

The extent of buffering and screening required shall be determined by the type of use proposed and the adjacent uses and/or zoning surrounding the proposed development.

Determination of Buffering
Screening Class:

See Table 8.1, specifies the buffering and screening required.

Planting Options;

See Table 8.2 for description of class options.

Plant Materials:

See Section 8.23-6-F for description.

General Requirements:

Fencing shall be visually solid and constructed of wood that is weather resistant and permanently anchored in the ground.
All existing trees may be considered to contribute to buffering see Section 8.23 for specifications.
Buffer yard may be coterminous with required front, side or rear yards.
Buffering and screening areas shall be maintained and kept clean.
No structure, manufacturing or processing activity or storage of materials shall be permitted in buffering/screening areas.
Buffering/screening areas shall be located on the outer perimeter of the lot.

Sidewalks

Ordinance #14-3 states requirements for sidewalks.

Resolution #06-05 states requirements for sidewalks specifically in Stone Ridge Plaza