

B. Height and Lot Requirements.

The height and lot requirements shall be as follows:

Uses/Structures	Min. Lot Area (Sq. Ft)	Minimum Frontage (feet)	Minimum Lot Depth (feet)	Minimum Setbacks			Max. Height (feet)	Max. Lot Coverage (%)
				Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)		
Principal uses	5,000	25	-	(1)	10	10 (3)	35	60
Accessory uses	-	-	-	(2)	5	10	35	10

- (1) Refer to the Front Yard Setback Table below. Front yard setbacks are based upon the zoning of the lot and the classification of the street or road adjacent to the lot.
- (2) Accessory uses are not permitted in the front yard setback.
- (3) No side yard setback shall be required along a common party wall.

Front Yard Setback Table						
Rural Street (feet)	State Highway(feet)	Arterial Street (feet)	Collector Street		Residential Street (feet)	30 th Avenue Corridor (feet)
			Non-Residential (feet)	Residential (feet)		
30 ¹	-	-	-	25	25	25

¹ The minimum setback shall be 25 feet from the property line.

Sec. 27-421 C-4 Special Commercial District.

A. Intent.

It is the intent of the C-4 Special Commercial District to provide space in appropriate locations for certain commercial activities which may particularly impact surrounding neighborhoods. Special provisions are made through these regulations to minimize the adverse effects of such uses on neighboring parcels.

In the C-4 District, no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except for one or more of the use types permitted in the C-4 District by right, permitted pursuant to meeting design standards, permitted by conditional use permit or by special use permit, according to Sec. 27-406 of these regulations, and all uses shall be subject to the development and performance standards set forth in these regulations.

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			Non-Residential (feet)	Residential (feet)		
30 ¹	-	-	-	25	25	25

30 ¹	-	-	-	30	30	25
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Sec. 27-422 C-5 Downtown District.

A. Intent.

The intent of the C-5 Downtown District is to encourage a wide mix of adaptive reuses of buildings; to stimulate private investment and create a lively downtown. This district should accommodate shoppers, workers, residents and visitors and be a gathering place for community events. Development and improvements in this district should be guided by Main Street’s Design Guidelines and Historic Preservation principles.

In the C-5 District, no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except for one or more of the use types permitted in the C-5 District by right, permitted pursuant to meeting design standards, permitted by conditional use permit or by special use permit, according to Sec. 27-406 of these regulations, and all uses shall be subject to the development and performance standards set forth in these regulations.

B. Accessory Uses.

Buildings and uses customarily incidental to the permitted, conditional or special uses, shall be permitted as provided in Sec. 27-314 and as listed in Sec. 27-406 of these regulations. Accessory uses and structures are permitted by right in connection with any lawfully established principal use, except as otherwise expressly provided in these regulations. Accessory uses and structures, including private parking, shall not be placed on public property, including sidewalks, streets and alleys, unless expressly permitted otherwise.

C. Height and Lot Requirements.

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				Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)		
Principal uses	-	-	-	-	-	-	-	100
Accessory uses	-	-	-	(1)	-	-	-	20

(1) Accessory uses are not permitted in the front yard.

D. Miscellaneous Provisions.

Supplemental regulations including, but not limited to signs, parking, landscaping and fences shall be applied as required under Articles VII, VIII and IX of these regulations unless expressly designated otherwise.

1. Residential Uses and Code Requirements.

- a. Upper story housing shall be permitted in the C-5 Downtown District by right.