

Chart No. 4

DEVELOPMENT STANDARDS FOR OC, NC, GC, and HC DISTRICTS

Commercial Zoning Districts	Minimum Lot Area - SF	Minimum Lot Width - Ft	Minimum Front Yard Depth - Feet	Minimum Side Yard Ft	Minimum Total Both Side Yards - Ft	Minimum Rear Yard - Ft	Maximum Building Height - Ft
OC - Office Commercial	4000	40	10	None	None	15	60*
NC Neighborhood Commercial ***	3000	30	10	None	None	15	35
GC - General Commercial	2500	25	10	None	None	None	60*
HC - Highway Commercial	6000	60	25	None**	None**	15	35
Parking Requirement by Use - All Zones - Also See Section 23-3-19	Number of Spaces	Per	Plus Space	Per	Plus Space	Per	
Airport or Airfield	50	Total					
Automobile, Truck, Farm Equipment Sales and Repair	1	400 Sf of Total Floor Area	1	2 Employees			
Banks, S&L Credit Unions, Loan Office	1	300 SF of Floor Area					
Bowling Alleys	5	Each Alley					
Churches and Schools	1	2 Staff Employees	1	Each 5 Seats in Principal Auditorium			
Gas Station	2	Each Pump					
Hospitals, Nursing Homes, Sanitariums, Home for Aging, etc.	1	4 Beds	1	Each Staff Doctor	1	Each 2 Employees/max shift + 20 spaces for emergency room	
Hotels, Motels, Rooming Houses, Tourist Home and Other Group Accomodations	1	Each Room Accomodation	1	Each 2 Employees/max. shift		Each 400 SF Used for Lobby, Dining, Cocktail Lounge and Meeting Room	
Mortuaries and Funeral Homes	1	100 SF of Chappel Floor Area	1	Spaces for Each Company Owned Vehicle	1		
Offices - Doctor, Dentist, Physician	7	Doctor	1	Each Other Employee			
Offices - Psychiatrist/Physchologist	2	Doctor	1	Each Other Employee			
Offices - All Other	1	200 SF of Floor Area					
Retail Business (unless specified below)	1	250 SF Floor Area					
Service and Repair Establishment	1	200 SF of Floor Area Excl. Storage					
Theaters, Restaurants, Night Clubs, and Other Places of Assembly	1	70 SF of Patron Space	1	Each 2 Employees			
Transportation Terminal, RR Stations, Bus Depots and Truck Terminals	1	100 SF of Public Waiting Room	1	Each 2 Employees	Spaces Necessary for # Vehicles Incidental to Facility		
Each parking space, including manuver area - 300 sf							
Spaces shall be calculated for each permitted use on site							
All spaces shall be located on-site unless otherwise approved							
Common parking areas are permitted for more than one principal use provided the sum of all spaces equals the requirement for each use.							
Use of public right of way for manuvering into or out of parking spaces is permuitted ONLY on minor streets							
Loadin/Unloading - Section 23-3-20							
	Spaces	Per	Plus Space	Per			
Retail Business - Less than 2000 SF	None						
Retail Business - 2,000 - 25,000 SF of Total Floor Area	1	Total					
Governmental and Institutional Uses	1	First 25,000 SF					
Over 25,000 SF	2	For 25,001 - 99,999 SF					
Over 100,000 SF	3	For 100,000 - 159,999					
Over 160,000	4	For 160,000 - 239,999 SF					
Over 240,000 SF	5	For 240,000 - 349,999 SF					
Each Additional 100,000 SF or Fraction above 350,000 SF	1	Additional Space For Each Additional 100,000 SF or Fraction thereof					
Area Required - Each Space 14'W x 50' L							
Location - On same lot							
Adequacy - All loading unloading activity shgall be on - site and none on public ROW							

* Subject to approval by Fire Chief

** See special conditions in Section 23-3-19

*** Maximum floor area of 2,000 sf