

### 7.3 Nonresidential District Standards (TA 11-01, 14-01, 16-01, 19-01, & 21-01)

All development in nonresidential zoning districts shall be subject to the following Intensity, Dimensional and Design Standards. These standards shall not be interpreted as a “guarantee” of development intensity. Other factors and requirements may limit development intensity more than these standards.

	NC	CC-1	CC-2	OI	C-1	C-2	C-3	IND
Min. Lot Area (sq ft)	2,500	2,500	10,000	10,000	2,500	15,000	15,000	15,000
Min. Lot Width (sq ft)	50	50	50	50	25	50	50	50
Max. Residential Density (units per Acre)	30	30	30	30	100	30	30	N/A
Max. Non-Residential and Mixed Use Density (Floor Area Ratio)	2	2	2	2 [7]	6	2	2	N/A
<b>Principal Structures – Minimum Yard / Setbacks (ft)</b>								
Front (street)	10	10	20	20	0	20	20	30
Side Corner	10	10	15	15	0	15	15	15
Side	10 [6]	10 [6]	10 [6]	10 [6]	0	10 [6]	10 [6]	10 [6]
Rear	20	20	20	20	0	20	20	20
Side/Rear (adjacent to a residential district)	20/20	15/15	15/20	20/20	20/20	20/20	35/35	35/35
Max. Building Height (ft)	40[1][2]	55[1][2]	40 [1][2]	55[1][2]	100	80[1]	80[1]	80[1]
<b>Accessory Structures – Minimum Yard /Setbacks (ft ) [4]</b>								
Front (street)	10	10	20	20	0 [5]	20	20	30
Side Corner	10	10	20	20	0 [5]	15	15	15
Side	5	5	5	5	0	5	5	5
Rear	5	5	5	5	0	5	5	5
Side/Rear (adjacent to a residential district)	20/20	15/15	15/20	20/20	20/20	20/20	35/35	35/35
Max. Building Height (ft)[6]	15	15	15	15	15	15	15	80

[1] For all development within 150 feet of R-1 or R-2 district, the following additional standards shall apply to ensure compatibility: The maximum height for structures at the boundary of the R-1 or R-2 zone is 35 feet. An additional one foot of building height is granted for every two feet of horizontal distance from the R-1 or R-2 zone boundary.

[2] Increased building height, up to 80 feet, may be approved through the issuance of a Special Use Permit.

[3] Except for industrial uses within IND districts, no individual accessory structure shall exceed 50 percent of the floor area of the principal structure on the lot. The total of all accessory structures on a zoning lot shall not exceed 2,000 square feet. All accessory structures over 500 square feet shall meet the primary structure setback requirements.

[4] Except for industrial uses within IND districts, no accessory structure shall be erected or placed between the primary structure and any adjacent street or right-of-way.

- [5] Except for industrial uses within IND districts, accessory structures may exceed 15 feet in height, up to the maximum permitted height for the zoning district, provided that the accessory structure meets the primary structure setbacks.
- [6] The side yard setbacks shown shall not apply when party-walls are utilized in multi-tenant buildings, provided the overall development adheres to all other prescribed setbacks on the developments' external boundary.
- [7] Floor area ratios for colleges, universities, and medical centers may be increased to a FAR of 4.

## 7.4 Measurements, Computations and Exceptions

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### 7.4.1 Lot Area

**Measurement.** The area of a lot shall include the total horizontal surface area within the lot's boundaries, not including submerged lands, roadways or rights-of-way.

**Multiple Zoning Districts.** If a zoning lot includes different zoning districts, the minimum lot area requirements for each district shall be met.

### 7.4.2 Lot Width

Minimum lot width shall be measured between side lot lines along a line that is parallel to the street lot line or its chord. Measurements of lot width shall be made at the minimum street setback line. When a lot has more than one street setback line, lot width shall be measured along the street setback line with the narrower width. In all cases, the width between side lot lines at their intersection with street lot lines shall be at least 25 feet.

### 7.4.3 Density (TA 18-01)

#### Residential

- (1) **Measurement.** Maximum density refers to the maximum number of dwelling units allowed per acre of site area.
- (2) **Calculation.** To calculate the number of dwelling units allowed on a parcel, multiply the acreage by the maximum density standard of the zoning district, with the understanding the actual density may be reduced due to infrastructure construction, and site development related items.
- (3) **Rounding.** When density calculations result in fractions, fractions of 0.5 ( $\frac{1}{2}$ ) or greater shall be rounded to the next highest whole number; fractions of less than 0.5 shall be rounded down to the next lowest whole number.

#### Non-Residential and Mixed-Use (TA 18-01) (TA 19-01)

- (1) **Measurement.** Maximum density refers to the maximum amount of floor area allowed per acre of a development site. For non-residential and mixed-use development, maximum floor area is expressed by floor area ratio (FAR).
- (2) **Calculation.** To calculate the floor area allowed on a parcel, the total acreage is multiplied by the maximum floor area ratio of the zoning district, with the understanding the actual density may be reduced due to infrastructure construction, and site development related items.
- (3) **Rounding.** When density calculations result in fractions, fractions of 0.5 ( $\frac{1}{2}$ ) or greater shall be rounded to the next highest whole number; fractions of less than 0.5 shall be rounded down to the next lowest whole number.

### 7.4.4 Setbacks (TA 21-01)

**Measurements.** Setbacks refer to the unobstructed, unoccupied open area between the furthestmost projection of a structure and the property line of the lot on which the structure is