

15-13-20 **Commercial Schools (Low Impact)**

A. **Commercial Schools (Low Impact)** are permitted as a Conditional Use within any zoning district, and to the following restrictions:

1. The proposed use must have direct access to an Arterial or Major Collector street, with no access permitted to any Minor Collector or Local Street.
2. The appearance of the structure shall be compatible to other uses within the same zoning district.
3. Occupancy shall be limited to no more than two (2) instructors and a total of twenty (20) students at any one time. However, the number of instructors may be increased up to four (4), and/or the number of students may be increased up to a total of thirty (30) students, if it is found by the Planning Commission that the site can adequately contain the required parking while still meeting the requirements of condition #2 above, and if such allowance does not adversely impact the surrounding neighborhood.
4. Required Parking
  - a. Required parking shall consist of at least:
    - 1 Space for each instructor
    - 4 Visitor Spaces
    - 4 Queuing Spaces
  - b. In addition, the following is required for every 5 students or portion thereof allowed beyond the first 20 students.
    - 1 Visitor Space
    - 1 Queuing Space
5. An on-site drop-off area shall be provided.
6. Planning Commission review is required according to standards as outlined in Section 15-22, Site Plan Review.

B. Any "Commercial School (Low Impact)" which cannot meet the above criteria, must meet the standard location and use allowances for "Commercial School."