

7-14-204. SINGLE BUILDING ORIENTATION.

When there is only one (1) building in a proposed commercial development that will be occupied by one or more tenants, such building shall be oriented toward the abutting primary street and shall comply with one of the three standards below.

(1) The minimum building setback shall be 20'. The maximum building setback shall be 30' for thirty percent (30%) of the lot frontage.

(2) A maximum of seventy percent (70%) of the off-street surface parking spaces provided shall be located between the front of the building and the abutting street. The remaining thirty percent (30%) shall be located to the side or rear of the building.

(3) More than seventy percent (70%) of the off-street surface parking spaces provided may be located between the primary façade of the building and the abutting street, provided the amount of interior parking lot landscaping is increased to 20 square feet of landscaping for each parking stall.

(Ord. No. 04-33 Enacted 07/15/2004)