

12-1-1601 COMMERCIAL PERFORMANCE STANDARDS

3. Building Location

- a. No building, with the exception of any portion that contains a driveup window or counter, shall be closer than five (5) feet from any private road or driveway. Structures which are adjacent to a plaza, mall, district entryway, or other permanent pedestrian open space under the same ownership as the structure may abut the space and have openings onto such appurtenances.
- b. The public street right-of-way shall be considered the front property line of a lot. Where a lot is bordered on two or more sides by a public street right-of-way, all such sides shall be considered as front property lines, and the area between the front property line and the building lines shall be known as the front setback area in all cases.
- c. Front Yard. The front setback is determined for the district and is established in s 12-1-6 thru 12-1-1200.
- d. Side Yard. Side setback is determined for the district and is established in s 12-1-6 thru 12-1-12.
- e. Rear Yard. Rear setback is determined for the district and is established in s 12-1-6 thru 12-1-.
- f. Building Height. The maximum height for any commercial building shall be fifty (50) feet measured from the natural grade level. Plans for all structures that are intended to be higher than thirty-five (35) feet shall be reviewed by the Planning Commission. The Planning Commission shall deliver its recommendation to the Legislative Body for approval or disapproval.