

10-9-7: COMMERCIAL DEVELOPMENT STANDARDS:

A. Land Coverage: The land coverage by all buildings shall not exceed fifty percent (50%) of the net lot or parcel acreage.

B. Setbacks:

1. The front yard setback shall be twenty five feet (25') unless the project is adjacent to an existing residential zone requiring greater than twenty five feet (25') setback in which case the setback shall be the same as for the adjacent residential use.
2. The front yard shall not be used for the location of any building or parking area for motor vehicles. (Ord. 2001-815-O, 12-17-2001, eff. 12-17-2001)
3. The side yard requirement for the street side shall be the same as for the front yard. Interior side yard setbacks shall be a minimum of ten feet (10').
 - a. The interior side yard setback shall be increased to twenty feet (20') for two (2) story buildings and an additional ten feet (10') for each story above two (2) stories. (Ord. 2001-815-O, 12-17-2001, eff. 12-17-2001; amd. 2004 Code)
4. All rear yard setback requirements shall be the same as for side yards listed above.

C. Parking Requirements: The requirements of [chapter 16](#) of this title shall apply.

D. Signs And Advertising: The requirements of [chapter 19](#) of this title shall apply.

E. Height Regulations: No building shall be erected to a height greater than thirty five feet (35') unless specifically approved as a part of the zone change approval. (Ord. 2001-815-O, 12-17-2001, eff. 12-17-2001)

F. Fences: The requirements of [chapter 15](#) of this title shall apply. A six foot (6') sight obscuring fence shall be erected wherever a PD zone abuts any type of residential use. (Ord. 2001-815-O, 12-17-2001, eff. 12-17-2001; amd. 2004 Code)

G. Landscaping:

1. The entire area between the curb or edge of roadway and the setback line shall be landscaped. This may consist of any combination of plant materials along with necessary walks, drives and other appurtenances necessary for the development of the property.
2. Landscape plans shall make provision for erosion control on all graded sites which will remain vacant after construction is completed. (Ord. 2001-815-O, 12-17-2001, eff. 12-17-2001)

H. Outside Storage: There shall be no outside storage of materials used in sales or in business operation. All outside storage for businesses shall be completely enclosed. (Ord. 2001-815-O, 12-17-2001, eff. 12-17-2001; amd. 2004 Code)

I. Maintenance: All structures, permitted signs, parking area, landscaping, etc., shall be maintained in a neat, clean and orderly manner. All refuse shall be collected from outdoor areas on a regular basis to prevent said materials from being blown onto adjacent property.

J. Planned Commercial Zone: The planning commission may designate any planned commercial zone as permitting uses allowed in any specific commercial zone, or the planning commission may allow only a specific type or types of businesses to be permitted in the zone. (Ord. 2001-815-O, 12-17-2001, eff. 12-17-2001)

