

### 2.3.2 TABLE OF RURAL AND SUBURBAN NON-RESIDENTIAL DEVELOPMENT STANDARDS



|                                                    | O&I, OFFICE AND INSTITUTIONAL | NB, NEIGHBORHOOD BUSINESS | HB, HIGHWAY BUSINESS                              | IPD, INDUSTRIAL PARK | LI, LIGHT INDUSTRIAL | HI, HEAVY INDUSTRIAL |
|----------------------------------------------------|-------------------------------|---------------------------|---------------------------------------------------|----------------------|----------------------|----------------------|
| <b>A. DEVELOPMENT STANDARDS</b>                    |                               |                           |                                                   |                      |                      |                      |
| 1. Development Area                                | N/A                           | N/A                       | N/A                                               | 10 acres             | N/A                  | N/A                  |
| 2. Development Exterior Setback                    | N/A                           | N/A                       | N/A                                               | 50 ft                | 50 ft                | 100 ft               |
| 3. Building Floor Area (max) <sup>1</sup>          | 20,000 sf                     | 40,000 sf                 | 125,000 sf (may exceed with a Special Use Permit) | N/A                  | N/A                  | N/A                  |
| <b>B. LOT STANDARDS</b>                            |                               |                           |                                                   |                      |                      |                      |
| 1. Lot Area (min)                                  | 6,000 sf                      | N/A                       | N/A                                               | 5 acres              | N/A                  | N/A                  |
| 2. Lot Width at Street Setback (min)               | N/A                           | N/A                       | 100 ft                                            | 400 ft               | N/A                  | N/A                  |
| <b>C. PRINCIPAL BUILDING STANDARDS</b>             |                               |                           |                                                   |                      |                      |                      |
| 1. Street Setback (min) <sup>2</sup>               | 30 ft                         | 30 ft                     | 30 ft                                             | 50 ft                | 50 ft                | 100 ft               |
| 2. Side Setback (min) <sup>3</sup>                 | 10 ft                         | 10 ft                     | 15 ft                                             | 50 ft                | 50 ft                | 50 ft                |
| 3. Rear Setback (min)                              | 15 ft                         | 20 ft                     | 20 ft                                             | 50 ft                | 50 ft                | 50 ft                |
| 4. Building Height (max)                           | 35 ft                         | 50 ft                     | 50 ft (may exceed with a Special Use Permit)      | N/A                  | N/A                  | N/A                  |
| <b>D. ACCESSORY BUILDING STANDARDS<sup>4</sup></b> |                               |                           |                                                   |                      |                      |                      |
| 1. Side Setback (min)                              | 10 ft                         | 10 ft                     | 10 ft                                             | 10 ft                | 10 ft                | 10 ft                |
| 2. Rear Setback (min)                              | 10 ft                         | 10 ft                     | 10 ft                                             | 10 ft                | 10 ft                | 10 ft                |
| 3. Building Height (max) <sup>5</sup>              | 25 ft                         | 25 ft                     | 25 ft                                             | N/A                  | N/A                  | N/A                  |

<sup>1</sup>Maximum Building Floor Area permitted in the O&I District applies only to those uses classified as "Commercial" in the Permitted Use Table. There is no maximum floor area for other uses permitted in the O&I District

<sup>2</sup>On lots with multiple street frontages, the Street Setback applies to all property lines adjoining a public right-of-way or private street easement.

<sup>3</sup>In situations where required perimeter buffer widths are greater than required Side Setback, minimum Side Setback is increased the minimum required perimeter buffer width (See Chapter 8).

<sup>4</sup>Accessory structures are not permitted within a required Street Setback.

<sup>5</sup> Accessory structure are not permitted to exceed the height of a principal structure located on the same lot.