

4. Lot Coverage

- (a) The maximum lot coverage for main buildings shall be 50%.
- (b) The maximum lot coverage for main buildings and all accessory buildings shall be 60%.
- (c) Open off-street parking and loading areas will not be considered as lot coverage.

5. Landscaping

A minimum of 20% of the net lot area shall be devoted to landscape development. The net lot area shall equal the total lot area less the area to be left unimproved because of the existence of natural features that are worthy of preservation or that make improvements impractical.

Commercial

The following minimum development standards shall apply to all land designated for Commercial use on the Master Land Plan or any amendment of the Master Land Plan.

1. Permitted Uses

Only the following uses are permitted: the retail sale of goods and products (in the following listed use areas) to which value has been added on-site, including sales of goods and services outside of the primary structure as customary, with the following specifically listed uses:

- (a) Air conditioning and heating sales and services.
- (b) Amusement (indoor).
- (c) Amusement (outdoor) and swimming pool (commercial).
- (d) Apartment hotel, assisted retirement living, boarding house, bed and breakfast, convalescent home, family home, home for the aged and group day care.
- (e) Automobile repair, neighborhood automobile service station, gasoline station, filling or retail service station and garage (commercial).
- (f) Auto sales (outdoor).
- (g) Auto Sales Facility.
- (h) Bakeries with goods primarily prepared for in-store retail sales on site.
- (i) Banks, savings and loans, credit unions and financial services.

- (j) Bonded warehouse and local wholesale distributors.
- (k) Bar, night club, private club, dance hall and social club with alcoholic beverage sales.
- (l) Business and commercial schools.
- (m) Carpentry, painting, plumbing or tinsmith shop.
- (n) Child care center (small, intermediate and large) and child development facilities.
- (o) Cleaning or laundry self-service shop and cleaning shop or laundry (small).
- (p) Clinic and safety services.
- (q) Convenience stores, retail food store, grocery stores and supermarkets (including the sale of alcoholic beverages and/or gasoline).
- (r) Cultural services and community center (public and private).
- (s) Day camp.
- (t) Dancing and music academies.
- (u) Florist shops, greenhouses and nurseries with outdoor service and display.
- (v) Frozen food lockers and cold storage plant.
- (w) Hospitals, sanitariums, nursing homes, hospices, and homes for the aged.
- (x) Hotels, tourist homes, and motels.
- (y) Lumber yards and building materials storage yard.
- (z) Mini storage warehouse and storage garage.
- (aa) Personal service uses including barber shops, beauty parlors, photographic or artist studios, messengers, newspaper or telegraphic agencies, dry cleaning and pressing substations, dressmaking, tailoring, shoe repairing, repair of household appliances, electronics and bicycles, catering and other personal service uses of similar character.
- (bb) Public utilities substations.
- (cc) Radio and television broadcasting stations and studios, excluding broadcasting towers.

(dd) Restaurant, cafe or cafeteria, drive-in eating establishment with alcoholic beverage sales.

(ee) Sale of new auto parts.

(ff) Shopping center.

(gg) Telephone exchange, postal facilities and communication service.

(hh) Trailer camp or park.

(ii) Truck stop.

(jj) Upholstering shops.

(kk) Uses as determined by the Commission and/or the Council which are closely related and similar to those listed and that are not likely to create any more offensive noise, vibration, dust, heat, smoke, odor, glare, or other objectionable influences than the minimum amount normally resulting from listed uses permitted, such permitted uses being generally retail trade, service industries that store and distribute goods and materials, and are in general dependent on raw materials refined elsewhere.

(ll) Wholesale sales establishments and warehouses.

(mm) Wholesale bakeries.

(nn) Woodyard.

(oo) Veterinary services and hospital.

2. Minimum Lot Size

(a) The minimum lot area shall be 7,500 square feet.

(b) The minimum lot width, measured at the front property line, shall be 60 feet.

3. Height and Placement Requirements

Front Yard Setback	25 ft.
Side Yard Setback	7 ft.
Street Side Yard Setback	15 ft.
Rear Yard Setback	15 ft.
Maximum Height Limit	60 ft.*