



REPUBLIC BUILDS

Public Works • Community Development

PDD 21-002 Staff Report General References:

General Commercial (C-2) Zoning District References:

- **Permitted Uses:** Retail, offices, restaurants, C-1 Permitted Uses
 - <https://www.unicode360.com/27790293?highlight=2,c,c%202&searchId=3707695244574497#27790293>
- **Setbacks:**
 - Front: 15'
 - Rear: 15'
 - Interior Side: 6'
 - Side Street: 15'
- **Landscaping/Buffering:**
 - <https://www.unicode360.com/27790866?highlight=landscape,landscaped,landscaping&searchId=3707961159813107#27790866>
 - Parking areas abutting Public Streets require trees in the perimeter landscaping area

Multi-Family Residential (R-3) Zoning District References:

- **Permitted Uses:** Multi-Family Dwellings, Apartments, Two-Family Dwellings, Single-Family Dwellings
 - <https://www.unicode360.com/27790175?highlight=3,r%203&searchId=3707899132704084#27790175>
- **Setbacks:**
 - Front: 25'/15' when off-street parking is provided
 - Rear: 25'
 - Interior Side: 15'
 - Side Street: 25'/15' when off-street parking is provided
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- **Landscaping/Buffering:**
 - <https://www.unicode360.com/27790866?highlight=landscape,landscaped,landscaping&searchId=3707961159813107#27790866>
 - Adjacent to Agricultural Properties: Screening B (Semi-Opaque Screen)
 - Opaque from the ground to a height of (3) feet, with intermittent visual obstructions to a height of (12) feet
 - Fencing, earth berms, planted/existing vegetation