

Recommended Additional Conditions for Mixed Use Group Development

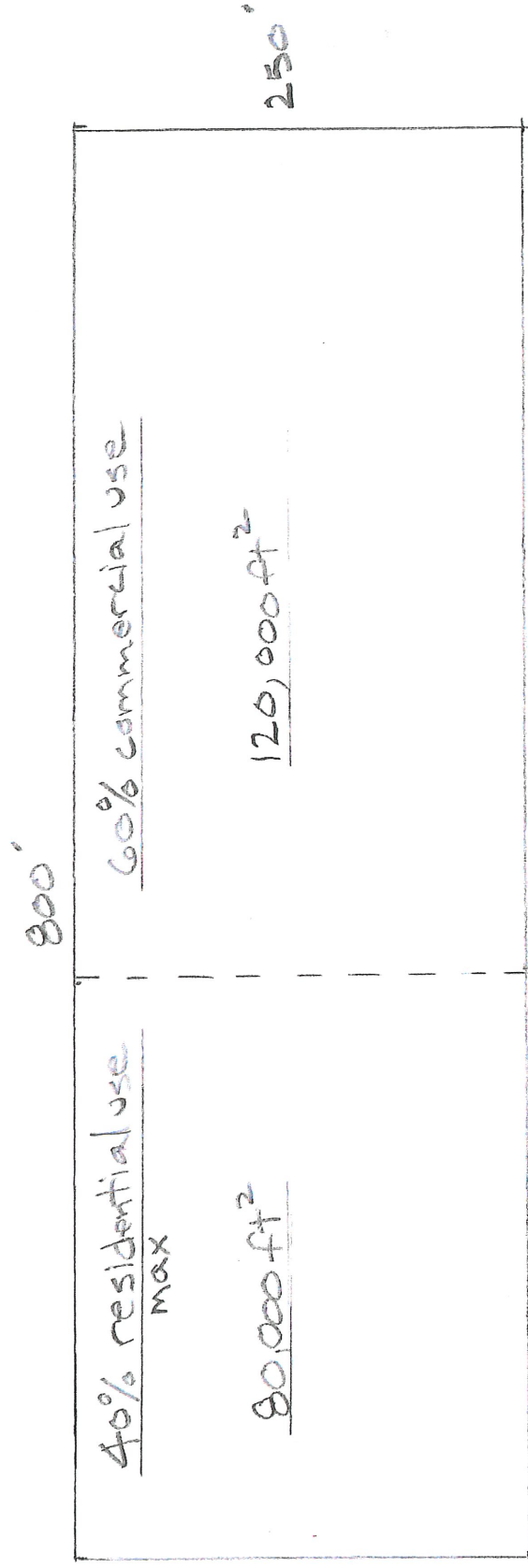
Dimensional requirements (per RS-8 and C general commercial district)

1. Minimum front yard (setback) 25 feet.
2. Minimum side yard (setback) 15 feet. An additional five-foot-yard adjacent to the street is required for a corner lot.
3. Minimum rear yard (setback) 20 feet.
4. Maximum building height shall be 35 feet, measured from the average of the existing, undisturbed grade at the building corners.
5. No building or other facility (such as parking areas, incinerators, trash collection areas, etc.) shall be located nearer than 50 feet to boundaries of residential districts
6. Where a mixed use group development abuts a residential zone, a buffer of dense vegetative planting or natural vegetation is required. (see requirements in section 36-207 *dimensional requirements*, (8).

Lot coverage for mixed use group development

This language incorporates the applicant's lot coverage proposal in ZTA- 22-06 and is no less restrictive than what is currently being proposed by the applicant.
See sketch for clarification.

1. Maximum allowable lot coverage of the **net parcel area** (see Sec. 36-57 *definitions*, net acreage) by principal use and all accessory structures, in the aggregate, for the entire mixed use group development, shall be 50 percent.
2. Mixed use group developments which incorporate the use of permeable pavement, as outlined in 36-207 5(c), in excess of 5% of the total lot coverage shall be allowed a maximum allowable lot coverage by principle use and all accessory structures, of no greater than 55 percent.



Based on 200,000 ft² net parcel in the C commercial zone

If all commercial use @ 60% coverage

$$200,000 \text{ ft}^2 @ 60\% = \textcircled{A} 120,000 \text{ ft}^2$$

If all residential use (per RS-8 regs) @ 40% coverage

$$200,000 \text{ ft}^2 @ 40\% = \textcircled{B} 80,000 \text{ ft}^2$$

Avg. (mixed) 100,000 ft² which is 50% coverage of net parcel

$$A+B \div 2$$

From Sec 36-57 definitions:

* Net acreage means total area to be developed minus any area covered by
 - water ways, marshes or wetlands