

5.1 COMMERCE (COM)

5.1.1 Purpose

The Commerce (COM) District is intended to provide an area for intense commercial development that is accessed predominantly by vehicles. Shopping plazas and multiple businesses in one building would be typical in this district. All uses in this district shall have city water and sewer service.

5.1.2 Dimensions & Siting

Min Lot Area	15,000 sf
Min Road Frontage	50 ft
Min Front Setback	20 ft
Min Rear Setback	20 ft
<i>Min rear setback if abutting residential district</i>	50 ft
Min Side Setback	20 ft

5.1.3 Buildout

Max Building Coverage	80%
Max Impervious Coverage	80%
Min Green / Open Space	20%

5.1.4 Height

Max Stories Above Grade^{a,b}	2
<i>^aWith an additional 10-foot front and side building setback, or a building height stepback of at least 10 feet. Stepback must occur above the ground floor.</i>	3
<i>^bWith an additional 20-foot front and side building setback, or a building height stepback of at least 20 feet. Stepback must occur above the ground story and no higher than the third story.</i>	4
Max Building Height^{a,b}	35 ft
<i>^aWith an additional 10-foot front and side building setback, or a building height stepback of at least 10 feet. Stepback must occur above the ground floor.</i>	42 ft
<i>^bWith an additional 20-foot front and side building setback, or a building height stepback of at least 20 feet. Stepback must occur above the ground story and no higher than the third story.</i>	56 ft

5.1.5 Permitted Uses

RESIDENTIAL USES		
Dwelling, Multi-family	P ¹	8.3.1.C
COMMERCIAL USES		
		SECTION
Animal Care Facility	P	8.3.2.B
Art Gallery	P	8.3.2.C
Art or Fitness Studio	P	8.3.2.D
Banking or Lending Institution	P	8.3.2.E
Bar	P	8.3.2.F
Car Wash	P	8.3.2.H
Charitable Gaming Facility	P	8.3.2.I
Clinic	P	8.3.2.IJ
Event Venue	P	8.3.2.JK
Funeral Home	P	8.3.2.KL
Greenhouse / Nursery	P	8.3.2.LM
Health Center / Gym	P	8.3.2.MN
Hotel/Motel	P	8.3.2.OP
Micro-Brewery/Micro-Distillery/ Micro-Winery	P	8.3.2.R-T
Motor Vehicle Dealership	P	8.3.2.TU
Neighborhood Grocery Store	P	8.3.2.UV
Office	P	8.3.2.VW
Personal Service Establishment	P	8.3.2.WX
Private Club / Lodge	P	8.3.2.XY
Recreation/Entertainment Facility - Indoor	P	8.3.2.YZ
Recreation/Entertainment Facility - Outdoor	P	8.3.2.ZAA
Research and Development	P	8.3.2.AAAB
Restaurant	P	8.3.2.ABAC
Retail Establishment, Heavy	P	8.3.2.ACAD
Retail Establishment, Light	P	8.3.2.ADAE
Self Storage Facility - Exterior Access	P	8.3.2.AEAF
Self Storage Facility - Interior Access	P	8.3.2.AFAG
Sexually Oriented Business	P ¹	8.3.2.AGAH
Specialty Food Service	P	8.3.2.AHAI
Vehicle Fueling Station	P ¹	8.3.2.AIAJ
Vehicle Rental Service	P	8.3.2.AJAK
Vehicle Repair Facility – Major	P ¹	8.3.2.AKAL
Vehicle Repair Facility – Minor	P ¹	8.3.2.ALAM
INSTITUTIONAL USES		
		SECTION
Community Center	P ¹	8.3.3.A
Cultural Facility	P ¹	8.3.3.B
Day Care Center	P	8.3.3.C