

- Section 4.2.11. - Commercial corridor (CC).

Table 4.2.11.

Commercial Corridor Development Parameters		
	Development Area	
	0—3.99 acres	4 acres or greater
Free-standing Commercial Development Area Maximum FAR	Up to 100% 1.25	
Free-standing Residential Minimum Density Maximum Density	Not allowed Not allowed	10 du/acre or 50 units 25 du/acre
Mixed-Use Minimum Density Maximum Density Maximum FAR	3 du/acre 12 du/acre 1.2 5	10 du/acre or 50 units 25 du/acre 2.0

Minimum Front Setback	20 ft.	20 ft.
Minimum Side Setback	6 ft.	6 ft.
Min. Rear Setback	10 ft.	10 ft.

A.

Specific regulations for light vehicle, sales; accessory parking lots; craft brewery, distilleries, and wineries; building and construction with outdoor display or storage; self-storage facilities; wireless communication facilities; and marine fuel pumps are found in Article 5, Chapter 10.

B.

Specific conditions for multi-family residential; single-family attached with 3 units or greater; vehicle repair, minor; industrial business centers; outdoor screened storage; mobile food courts; mobile food vendors; and home-based businesses are established in Article 5, Chapter 11.

(Ord. No. 69-21, § 2, 10-20-2021; Ord. 98-21, § 2, 1-19-2022; Ord. 89-22, § 2, 1-25-2023; Ord. 20-24, § 2, 6-5-2024)

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Free-standing Residential Minimum Density Maximum Density	Not allowed Not allowed	10 du/acre or 50 units 25 du/acre
Mixed-Use Minimum Density	3 du/acre	10 du/acre or 50 units

Maximum Density	12 du/acre	25 du/acre
Maximum FAR	1.25	2.0
Minimum Front Setback	20 ft.	20 ft.
Minimum Side Setback	6 ft.	6 ft.
Min. Rear Setback	10 ft.	10 ft.

- A. Specific regulations for light vehicle, sales; accessory parking lots; craft brewery, distilleries, and wineries; building and construction with outdoor display or storage; self-storage facilities; wireless communication facilities; and marine fuel pumps are found in Article 5, Chapter 10.
- B. Specific conditions for multi-family residential; single-family attached with 3 units or greater; vehicle repair, minor; industrial business centers; outdoor screened storage; mobile food courts; mobile food vendors; and home-based businesses are established in Article 5, Chapter 11.

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